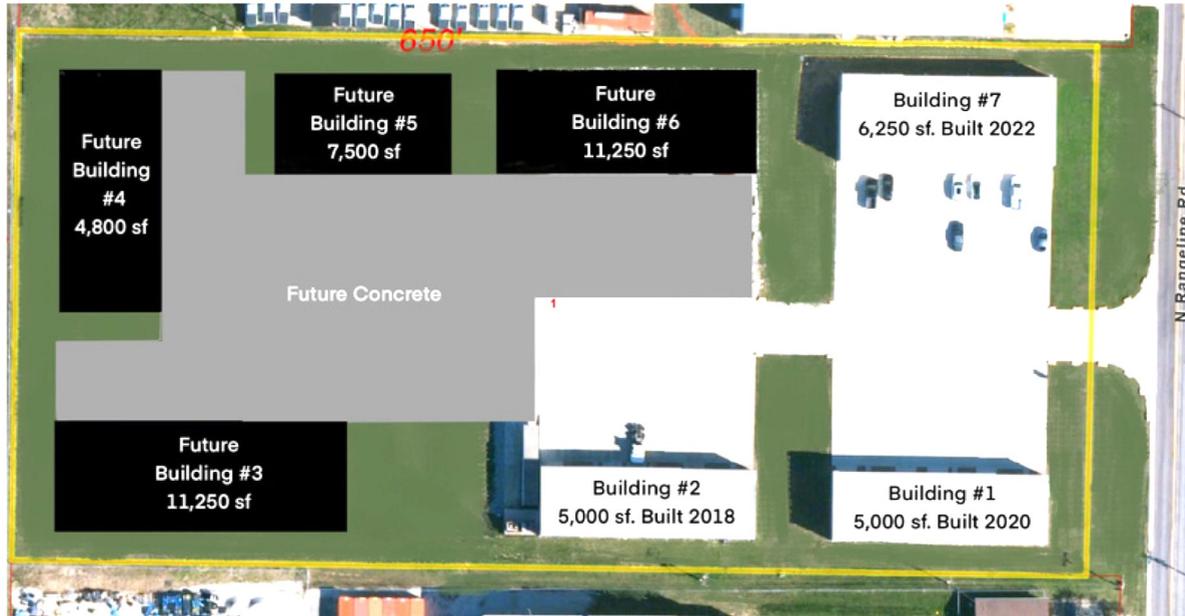


COMMERCIAL PROPERTY FOR SALE

121 N RANGELINE RD, COLUMBIA, MO 65201

\$2,999,999
LISTING PRICE



Acres:
4.51 ACRES

Total Space:
16,250 SQ. FT +

Zoning:
COMMERCIAL

Property Type:
**OFFICE. SHOP.
LAYDOWN YARD.**

Property Details:

- LESS THAN ONE MILE FROM I-70 EXIT VIA ROUTE Z
- THREE MODERN, FULLY LEASED BUILDINGS TOTALING 16,250 SF
- EACH BUILDING HAS LONG-TERM, ORIGINAL TENANTS IN PLACE WITH EXCELLENT CREDIT
- ALREADY PLATTED AND APPROVED FOR FOUR ADDITIONAL BUILDINGS TOTALING 34,800 SF
- EACH BUILDING OFFERS OVERSIZED GARAGE DOORS (4 PER BUILDING), INDUSTRIAL GRADE CONSTRUCTION, AND TRUCK FRIENDLY-LAYOUT THAT EASILY ACCOMMODATES LARGE EXCAVATION AND FARM EQUIPMENT
- INFRASTRUCTURE HIGHLIGHTS INCLUDE INTERNET AVAILABILITY, FULL UTILITY HOOKUPS, AND THE REAR OF THE PROPERTY IS FENCED
- WITH EASY HIGHWAY ACCESS, EXCELLENT TENANT RETENTION, AND EXPANSION READY APPROVALS, THIS ASSET IS IDEAL FOR INVESTORS, OWNER-OPERATORS, OR DEVELOPERS SEEKING LONG-TERM UPSIDE IN COLUMBIA'S GROWING INDUSTRIAL CORRIDOR

Property Notes:

- ALL 7 BUILDINGS APPROVED BY BOONE COUNTY
- WATER MAIN AND FIRE HYDRANTS FOR ALL 7 BUILDINGS ACCEPTED BY PWSD #9
- SEWER MAIN LATERALS INSTALLED FOR ALL 7 BUILDING ACCEPTED BY BCRSD
- ZONED M-L LIGHT INDUSTRIAL



ANNIE SAPP

DOUGLAS REALTY
(573)239-7373

annie@sappconstruction.com