

207 PEACH WAY,
UNIT 06

207 PEACH WAY, COLUMBIA, MO 65203

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Lease Rate:	\$1,875per month (MG)
Available SF:	1,875 SF
Zoning:	M-N

PROPERTY OVERVIEW

Rare warehousing opportunity available in South Columbia. This +/- 1,875 square foot space offers one 10' roll up door, an office, a restroom, and 14' ceilings. The space is also centrally heated and cooled. Ideal location for a variety of uses.

PROPERTY HIGHLIGHTS

- Priced at \$1,875/ month on a modified gross basis.
- Tenant is responsible for utility expenses and their proportionate share of common area maintenance.

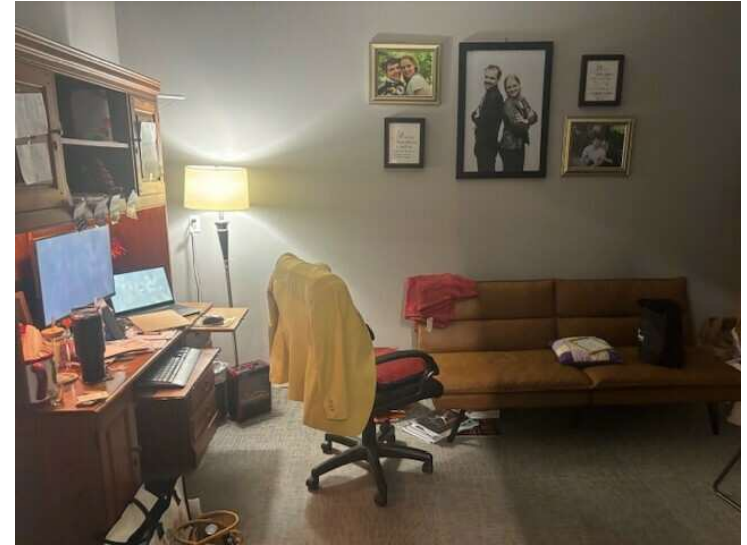
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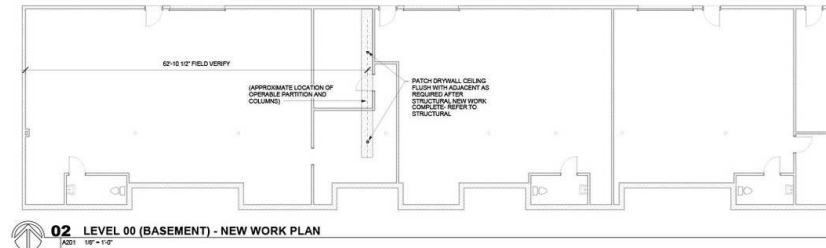
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OFFICE BUILDING FOR LEASE



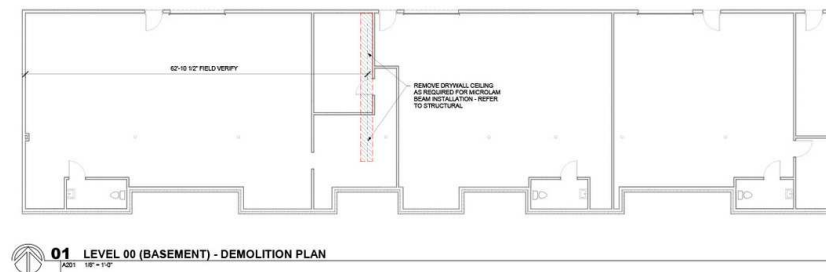
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NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT.
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN. FACE IS STUD FOR NEW CONSTRUCTION OR FACE OF EXISTING BOARD FOR EXISTING WALLS UNLESS NOTED OTHERWISE.
3. ALL NON-STRUCTURAL METAL FRAMING IN MP 1' ON CENTER UNLESS NOTED OTHERWISE.
4. GRAY WALLS & DOORS ARE EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION.
5. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT.
6. LOCATE GYPSUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE.
7. REFER TO SHEET A201 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "A" UNLESS NOTED OTHERWISE.



GENERAL NOTES - DEMOLITION

1. REMOVE WALLS INDICATED BY THE FOLLOWING LINE TYPE (UNLESS NOTED OTHERWISE).
2. PROTECT EXISTING SURFACES & COMPONENTS SCHEDULED TO REMAIN.
3. REFER TO STRUCTURAL & MEP DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
4. BEFORE DEMOLITION FRAME, COORDINATE WITH OWNER REPRESENTATIVE.



Bradley J. Sengstack - A200011043
License No. A-200011043



Architecture
Interior Design
Planning
Sustainability

2301 Wooded Drive, Suite 105
Columbia, MO 65202
573.443.1407

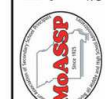
www.soa-inc.com

Missouri Certificate of
Architectural Number: 500324

STRUCTURAL ENGINEER
COLUMBIA ENGINEERING CORPORATION
1000 W. NIMMO ROAD, Rm 101
COLUMBIA, MO 65203
573.447.0252

MEP ENGINEER
J. Sengstack Engineering
1011 Northside Dr., Ste 201
Columbia, MO 65203
573.324.4402

MoASSP
Tenant Infill
207 PEACH WAY, SUITE 106
COLUMBIA, MO



PHD APPROVAL STAMP

ISSUE FOR RMD

JULY 14, 2021 DATE

REVISION

DATE

BASEMENT

A201

SOA PROJECT 21008



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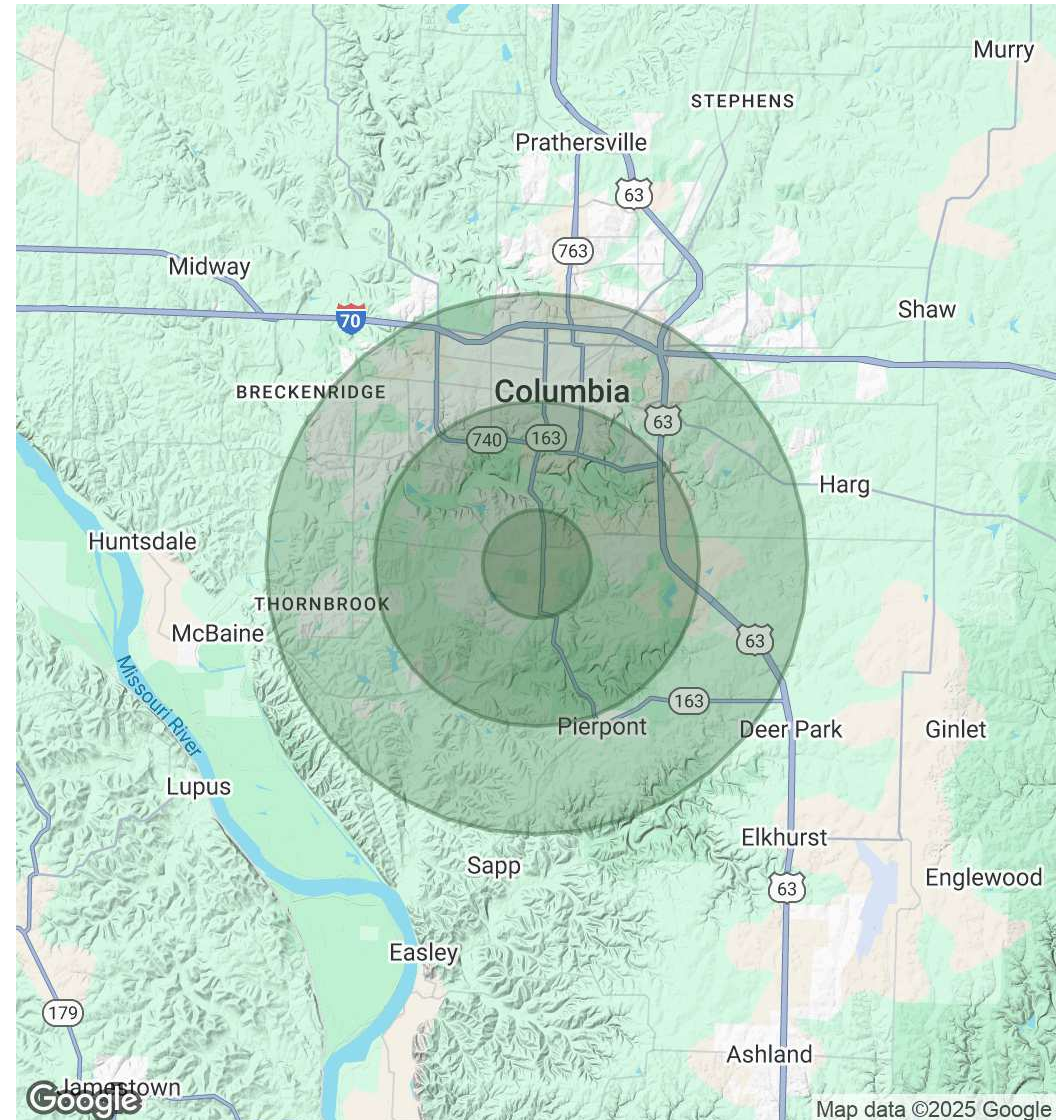
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,805	52,231	111,795
Average Age	36	33	35
Average Age (Male)	34	32	35
Average Age (Female)	37	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,250	19,759	45,610
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$80,025	\$90,607	\$91,728
Average House Value	\$347,843	\$300,856	\$298,361

Demographics data derived from AlphaMap



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