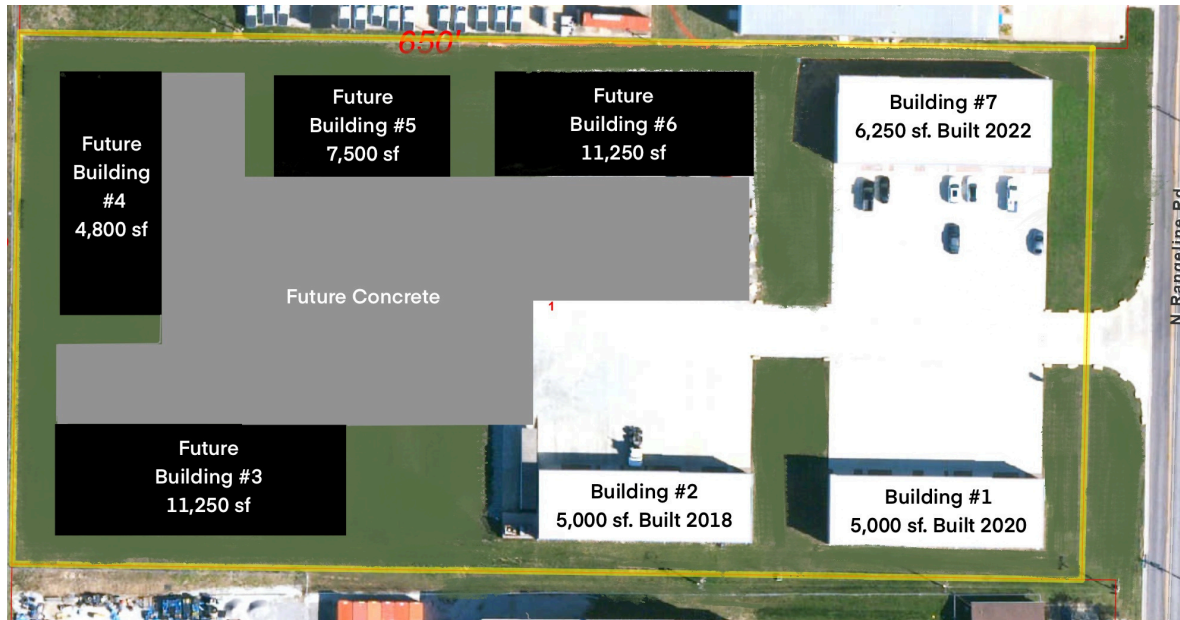


# COMMERCIAL PROPERTY FOR SALE

121 N RANGELINE RD, COLUMBIA, MO 65201

**\$3,390,000**  
**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](mailto:annie@sappconstruction.com)