

FOR SALE



2600 MAGUIRE BLVD.

COLUMBIA, MISSOURI • LEMONE INDUSTRIAL PARK

PROPERTY OVERVIEW

Maher Commercial Real Estate is pleased to present this rare opportunity to acquire a 51,575 SF warehouse and distribution facility in Columbia, Missouri's premier industrial corridor. Situated in Lemone Industrial Park with direct access to Highway 63 and the Hwy 63/I-70 interchange, this facility is well suited for distribution, logistics, or general warehouse users. Columbia's industrial market is experiencing historically tight supply with vacancy near **1%** as of Q1 2026.

- **51,575 SF** Total Building Area — Warehouse + Office
- **5.95 Acres** of IG (Industrial General) Zoned Land
- **12 Truck-Height Dock Doors**
- **29' Maximum Ceiling Height** | 21' Sidewall Height
- **480V / 3-Phase / 3,000 Amp** Heavy Power Service
- **Roof Replaced January 2024**
- **+/- 60 Parking Spaces** On Site
- Wet Sprinkler System with Fire Pump
- 20 Warehouse Heaters + Office Furnace
- 5" Reinforced Concrete Floor Slab
- Easy Access to Hwy 63 and I-70/63 Interchange

ASKING PRICE

\$4,250,000

\$82.40 Per Square Foot

KEY METRICS

51,575 SF
TOTAL BUILDING

49,352 SF
WAREHOUSE AREA

2,223 SF
OFFICE AREA

5.95 Acres
LAND AREA

248' × 199'
WAREHOUSE FOOTPRINT

~1% Vacancy
COLUMBIA INDUSTRIAL Q1 2026

Jack Maher III

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Buttonwood Business Center
3610 Buttonwood Dr., Suite 200
Columbia, MO 65201



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PROPERTY PHOTOGRAPHY

2600 Maguire Blvd. • Columbia, MO • Aerial View 1 of 2



Overhead aerial view — 5.95 acre site showing full building footprint, truck court, loading dock configuration, and ample on-site parking and staging area.

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Active loading dock bays with fleet trucks staged — demonstrating full distribution-scale functionality. 12 truck-height dock doors with ample truck court depth for simultaneous loading operations.

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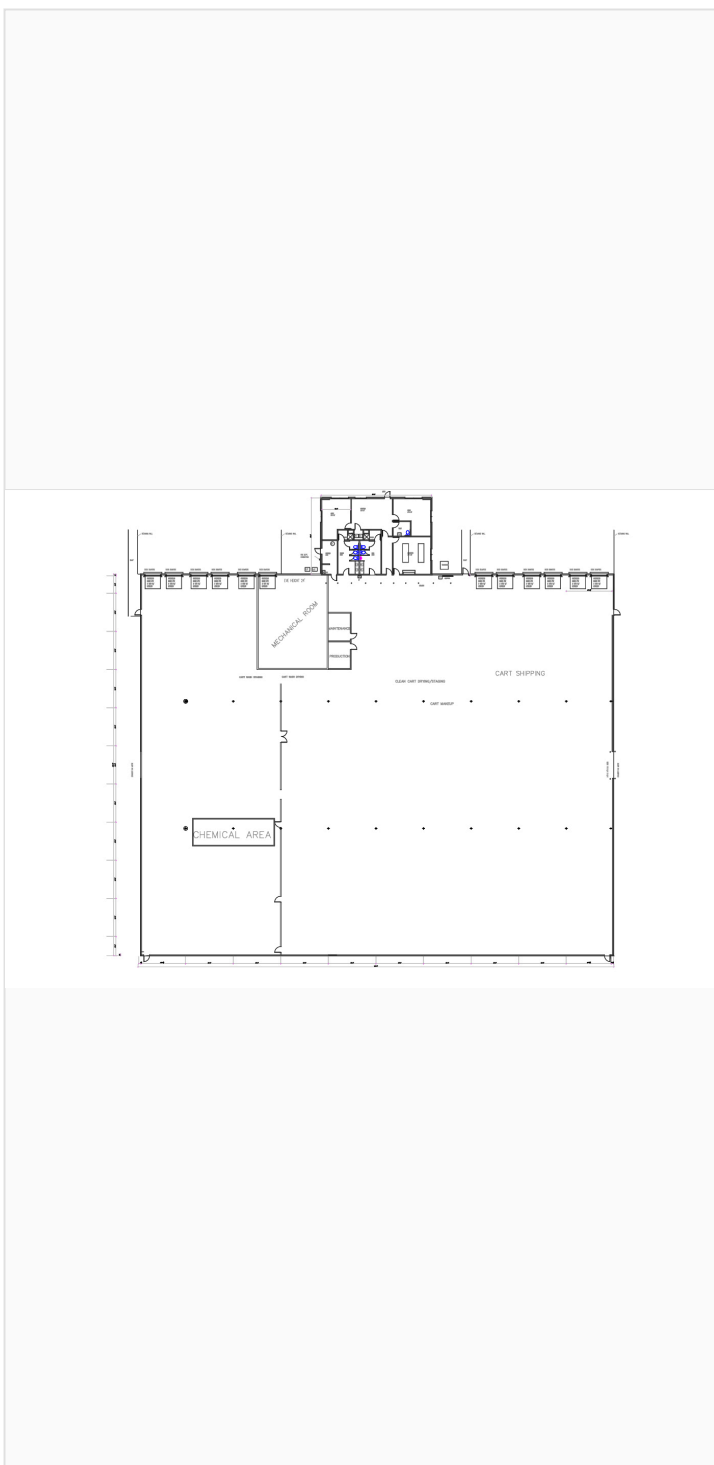


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FLOOR PLAN & BUILDING SPECIFICATIONS

2600 Maguire Blvd. • Columbia, MO

BUILDING FLOOR PLAN



Warehouse: 248' x 199' (49,352 SF) | Office: 39' x 57' (2,223 SF) | Max Clear Height: 29'

BUILDING SPECIFICATIONS

BUILDING DIMENSIONS

Total Building	51,575 SF
Warehouse Area	49,352 SF (248' x 199')
Office Area	2,223 SF (39' x 57')
Land Area	5.95 Acres
Zoning	IG — Industrial General, City of Columbia

STRUCTURAL & CEILING

Max Clear Height	29 Feet
Sidewall Height	21 Feet
Floor Slab	5" Reinforced Concrete
Roof	Replaced January 2024

LOADING & PARKING

Dock Doors	12 Truck-Height Dock Doors
Parking	+/- 60 Spaces On Site
Truck Court	Ample on-site truck staging
Highway Access	Hwy 63 / I-70 interchange proximity

MECHANICAL & ELECTRICAL

Power	480V, 3-Phase, 3,000 Amp
Heating	20 warehouse heaters; 1 office furnace
Fire Protection	Wet sprinkler system with fire pump

MARKET CONDITIONS — Q1 2026

Columbia's industrial market is experiencing historically constrained supply with vacancy approaching 1%. Strong demand driven by population growth and Columbia's position as a regional hub between Kansas City and St. Louis makes opportunities at this scale exceptionally rare. At \$82.40/SF, this offering represents a compelling value in one of Central Missouri's most sought-after industrial submarkets.

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LOCATION & AREA OVERVIEW

2600 Maguire Blvd. • Columbia, MO • Lemone Industrial Park

REGIONAL LOCATION MAP



Columbia is centrally located on I-70 between Kansas City (125 mi.) and St. Louis (120 mi.) — an ideal Midwest logistics hub.

LOCATION HIGHLIGHTS

- Situated in **Lemone Industrial Park**, Columbia's established industrial corridor
- Direct access to **Highway 63** and the Hwy 63/I-70 interchange
- Midway between **Kansas City and St. Louis** on Interstate 70
- Adjacent to major national industrial tenants
- Columbia, MO: University city of 130,000+ with strong projected growth

NEIGHBORING TENANTS

- FedEx Ground / Freight
- Coca-Cola Distribution
- Gates Corporation
- CARFAX (National HQ)
- Beyond Meat (Production / Distribution)

IDEAL USER PROFILE

- Regional or last-mile **distribution company**
- General industrial / **warehouse user**
- 3PL or logistics operator seeking Central Missouri hub
- Owner-user seeking a competitively priced acquisition
- 1031 exchange or investment buyer

FOR MORE INFORMATION

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COMMERCIAL CORRIDOR OVERVIEW

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The subject property (outlined in red) is strategically positioned within Columbia's most established industrial and distribution corridor, surrounded by nationally recognized tenants including FedEx, Coca-Cola, Gates Corporation, CARFAX, and Beyond Meat. This co-tenancy underscores the strength of the Lemone Industrial Park submarket and the strategic value of this acquisition opportunity.

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