

207 PEACH WAY,
UNIT 02

207 PEACH WAY, COLUMBIA, MO 65203

MEL ZELENAK

MEL@MALYREALTY.COM

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OFFERING SUMMARY

Lease Rate:	\$1,810 per month (MG)
Available SF:	1,810 SF
Zoning:	M-N

PROPERTY OVERVIEW

Rare warehousing opportunity available in South Columbia. This well maintained +/- 1,810 square foot "end cap" space offers one 10' roll up door, a restroom, wash sink, and 14' ceilings. The space is also centrally heated and cooled. Ideal location for a variety of uses.

PROPERTY HIGHLIGHTS

- Priced at \$1,810 / month on a modified gross basis.
- Tenant is responsible for utility expenses and their proportionate share of common area maintenance.

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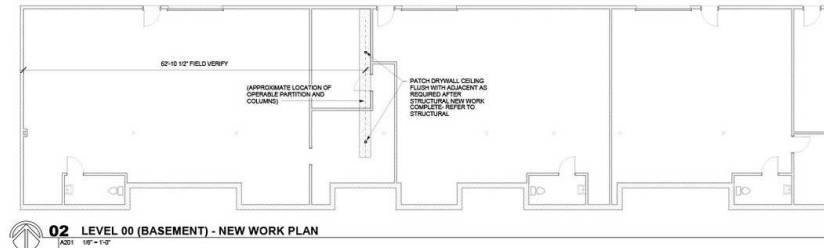
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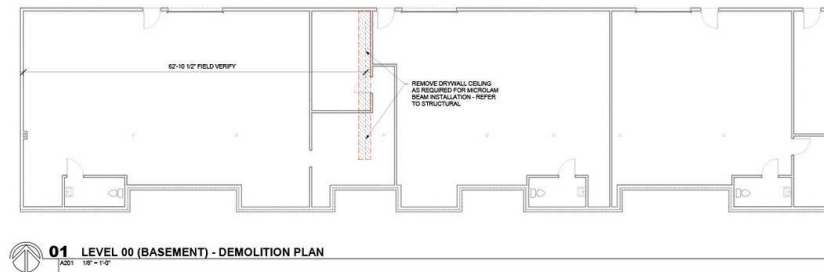


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- NEW WORK GENERAL NOTES**
1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT.
 2. ALL DIMENSIONS TO CENTERLINE OF COLUMN. FACE IS STUD FOR NEW CONSTRUCTION OR FACE OF EXISTING BOARD FOR EXISTING WALLS UNLESS NOTED OTHERWISE.
 3. ALL NON-STRUCTURAL METAL FRAMING IN MP 1P 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 UNLESS OTHERWISE 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.



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STRUCTURAL ENGINEER
COLUMBIA ENGINEERING CONSULTANTS
1000 W. NIMMO ROAD, Rm #1
COLUMBIA, MO 65203
573.447.0252

MEP ENGINEER
J. S. Sargent Engineering
1801 Northview Dr., Ste 201
Columbia, MO 65203
573.324.4402



**MoAssp
Tenant Infill**

287 PEACH WAY, SUITE 106
COLUMBIA, MO

PHD APPROVAL STAMP

ISSUE FOR RMD	DATE
JULY 14, 2021	
REVISION	
BASEMENT	
A201	
SOA PROJECT 21008	



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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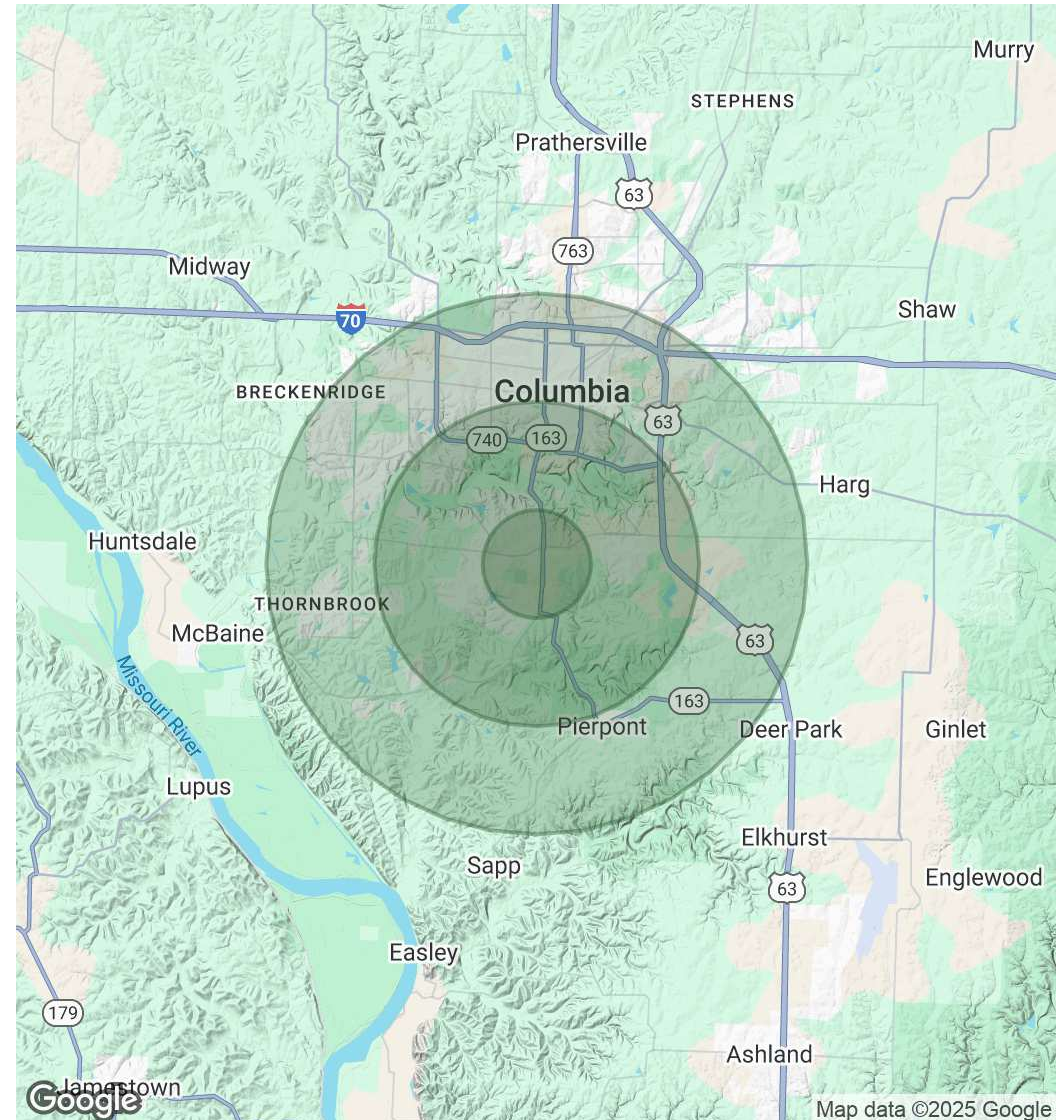
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,805	52,231	111,795
Average Age	36	33	35
Average Age (Male)	34	32	35
Average Age (Female)	37	34	36

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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