



# 2610 CALVERT DRIVE

COLUMBIA, MISSOURI 65202

<p>FOR SALE</p> <p><b>\$595,000</b></p> <p>Sale/Leaseback Terms Apply</p>	<p>FOR LEASE</p> <p><b>\$3,250 / Month</b></p> <p>NNN · Office + 1,500 SF Warehouse</p>	<p>BUILDING SIZE</p> <p><b>4,400 SF</b></p> <p>Office / Warehouse Flex</p>	<p>ZONING</p> <p><b>Industrial</b></p> <p>Columbia, MO</p>
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## PROPERTY HIGHLIGHTS

- 4,400 SF total — office/warehouse flex building on industrial-zoned land
- ±1,600 SF updated office buildout with reception, 2 private offices, conference room, workstation, large breakroom & 3 restrooms
- ±2,800 SF warehouse with mostly open layout and 3 overhead doors (10'x10')
- A lease includes the full office buildout plus 1,500 SF of warehouse
- Owner retains ±1,300 SF end cap warehouse for ongoing business operations
- Sale is contingent on mutually agreed Sale/Leaseback terms with Seller
- Direct access to US Hwy 63 and Route B — major Columbia arterials
- Established industrial corridor with proven neighboring businesses
- Well-suited for trades, contractors, light industrial & service companies

**Lease Note:** Lease includes full office buildout (±1,600 SF) + 1,500 SF of warehouse. Owner occupies ±1,300 SF end cap separately. **Sale Note:** Any sale is contingent upon Seller and Buyer agreeing to Sale/Leaseback terms.

## PROPERTY DETAILS

<p>TOTAL SF</p> <p><b>4,400 SF</b></p>	<p>OFFICE SF</p> <p><b>±1,600 SF</b></p>
<p>WAREHOUSE SF</p> <p><b>±2,800 SF</b></p>	<p>OVERHEAD DOORS</p> <p><b>3 @ 10'x10'</b></p>
<p>HWY ACCESS</p> <p><b>US-63 &amp; Rt. B</b></p>	<p>LEASE RATE</p> <p><b>\$3,250/mo NNN</b></p>
<p>SALE PRICE</p> <p><b>\$595,000</b></p>	<p>LEASE TYPE</p> <p><b>NNN</b></p>



AERIAL OVERVIEW



CONFERENCE ROOM



PRIVATE OFFICE



WAREHOUSE INTERIOR

## OFFICE BUILDOUT — ±1,600 SF

<b>RECEPTION</b>	Welcoming front entry area
<b>PRIVATE OFFICES</b>	2 enclosed private offices
<b>CONFERENCE ROOM</b>	Dedicated meeting space with mounted TV
<b>WORKSTATION</b>	Open workstation area
<b>BREAKROOM</b>	Large employee breakroom
<b>RESTROOMS</b>	3 total throughout office

## WAREHOUSE — ±2,800 SF TOTAL

<b>LAYOUT</b>	Mostly open plan with clear span structural steel frame
<b>OVERHEAD DOORS</b>	3 @ 10'x10'
<b>AVAILABLE TO TENANT</b>	1,500 SF (lease includes this portion)
<b>OWNER RETAINED</b>	±1,300 SF end cap — owner-occupied, not part of lease
<b>ACCESS</b>	Grade level overhead door access

## SALE / LEASEBACK STRUCTURE

Any sale of this property is contingent upon the Seller and Buyer agreeing to Sale/Leaseback terms. This structure provides a buyer with an immediate income-producing investment with a creditworthy operating tenant in place from day one. Contact the listing broker for full terms and financial details.

## IDEAL USERS

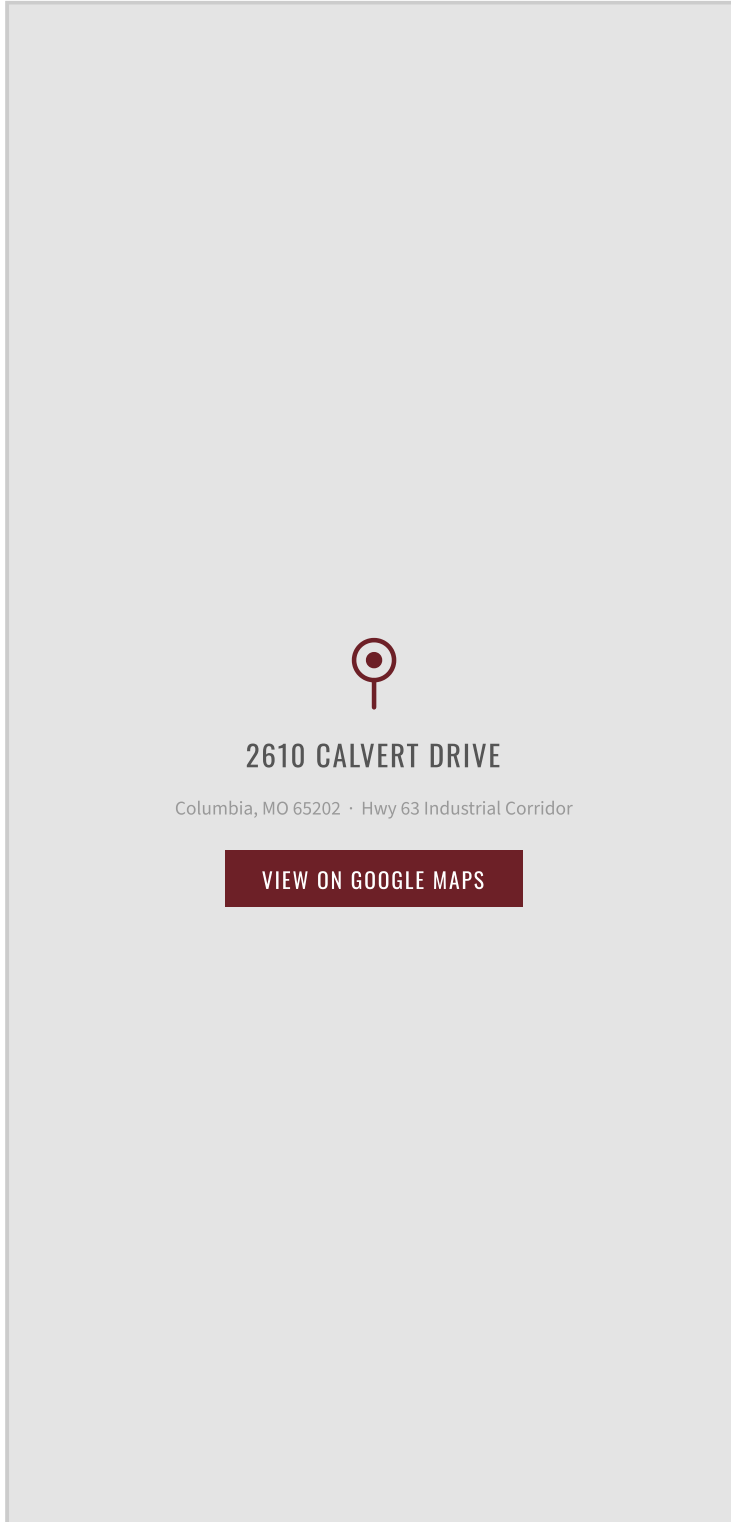
- Trades & contractors — HVAC, plumbing, electrical, painting
- Light manufacturing or fabrication
- Distribution & last-mile logistics
- Auto-related services
- Medical supply or equipment companies
- Service businesses needing shop + professional office
- Owner-users seeking investment with built-in income

## AREA BUSINESSES

Bass Pro Shops	Furniture Row
Columbia Health Care	Storage Mart
All Weather HVAC	Industrial Corridor Neighbors



## LOCATION MAP



## LOCATION ADVANTAGES

- **US Hwy 63** — direct access, major north-south arterial serving Columbia
- **Route B** — secondary connector within minutes of the property
- **I-70** — approximately 1 mile east via Hwy 63 interchange
- Established industrial corridor with like-use neighboring businesses
- Low-traffic industrial street with excellent truck access & turning radius
- Bass Pro Shops, Furniture Row, Columbia Health Care, and Storage Mart in immediate area

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