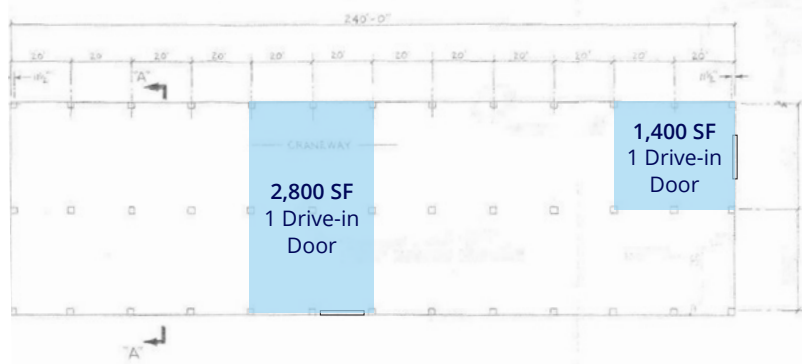




1742 Monsanto Road
Columbia, TN 38401

1,400 + 2,800 SF Warehouse Space Available
& 18,000 - 36,000 SF BTS Opportunities

BUILDING LAYOUT

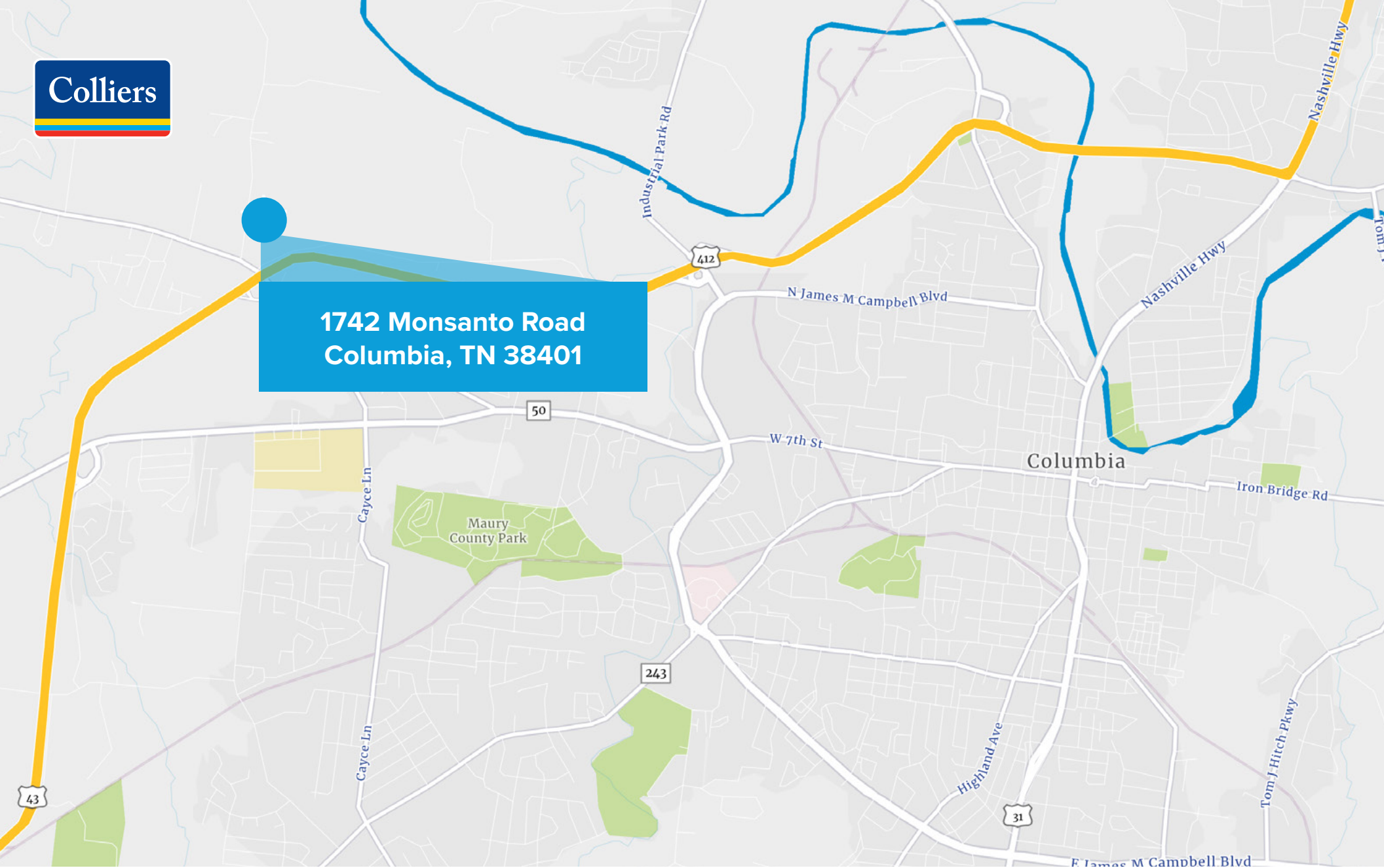


Property Overview

- 1,400 SF available inside 16,800 SF warehouse (**Rate: \$1,400/mth NNN+\$200/mth CAM**)
- Heavy power
- 20'-25' clear height
- Oversized drive-in door and 5-Ton overhead crane available
- 2,800 SF available for Sublease thru 9/30/2028 with drive-in door (**Rate: \$2,300/mth NNN+\$200/mth CAM**)
- 18,000 - 36,000 SF build-to-suit opportunity
- 10.66 fenced acres
- Outside storage available
- Minutes from State Road 50 and Highway 412/43, 13 miles to Interstate 65, and 15 miles to GM Spring Hill Plant, and four miles to downtown Columbia

**For Build-To-Suit
Lease Rate & Opex Costs**

Contact Listing Agent.



**1742 Monsanto Road
Columbia, TN 38401**

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Jerry Miele, SIOR, MBA

Principal & Executive V.P.
+1 615 850 2735
jerry.miele@colliers.com

Mitch Hendricks

Associate
+1 615 850 2767
mitch.hendricks@colliers.com