

7070 S. CADET CT., COLUMBIA, MO

INDUSTRIAL SUITES FOR LEASE



15,000

TOTAL S.F. BUILDING

7,515

MAX CONTIGUOUS S.F.

\$13.00

PER S.F. GROSS + CAM

15'-18'

CLEAR HEIGHT

FOR LEASE

- ▶ BRAND NEW 15,000 S.F. INDUSTRIAL BUILDING ON SOUTH COLUMBIA'S GROWING CORRIDOR WITH DIRECT HIGHWAY 63 ACCESS
- ▶ FIVE DEMISED SUITES AVAILABLE IN VARYING CONFIGURATIONS — IDEAL FOR CONTRACTORS, LIGHT INDUSTRIAL, AND OFFICE/FLEX USERS
- ▶ MAXIMUM CONTIGUOUS SPACE: 7,515 S.F. (SUITES C, D & E COMBINED)
- ▶ CEILING HEIGHTS RANGE FROM 15' TO 18' CLEAR THROUGHOUT THE BUILDING
- ▶ SUITES C, D & E EACH FEATURE A 12' X 12' OVERHEAD DOOR — LANDLORD TO PROVIDE RESTROOM AND HEATING ELEMENT UPON LEASE EXECUTION
- ▶ SUITE B (1,260 S.F.) BUILT OUT FOR RETAIL/OFFICE USE WITH RESTROOM AND THERMOSTAT-CONTROLLED HEATING — OFFER PENDING
- ▶ ASKING RATE: \$13.00/S.F. GROSS, PLUS CAM FEES AND UTILITIES
- ▶ 52 PAVED, COMMON AREA PARKING SPACES ON SITE
- ▶ BOONE COUNTY M-LP ZONING — PLANNED GENERAL INDUSTRIAL

SUITE	SIZE (S.F.)	CONFIGURATION	OHD	MONTHLY RENT*	STATUS
Suite B	1,260 S.F.	Retail/Office Build-Out	—	~\$1,365/mo.	OFFER PENDING
Suite C	2,520 S.F.	Open Industrial Bay	12' x 12'	~\$2,730/mo.	AVAILABLE
Suite D	2,520 S.F.	Open Industrial Bay	12' x 12'	~\$2,730/mo.	AVAILABLE
Suite E	2,475 S.F.	Open Industrial Bay	12' x 12'	~\$2,681/mo.	AVAILABLE
Max Contiguous (C+D+E)	7,515 S.F. Combined			~\$8,141/mo.	AVAILABLE

* Monthly rent estimates based on \$13.00/S.F. gross rate, excluding CAM fees and utilities.

FOR MORE INFORMATION PLEASE CONTACT

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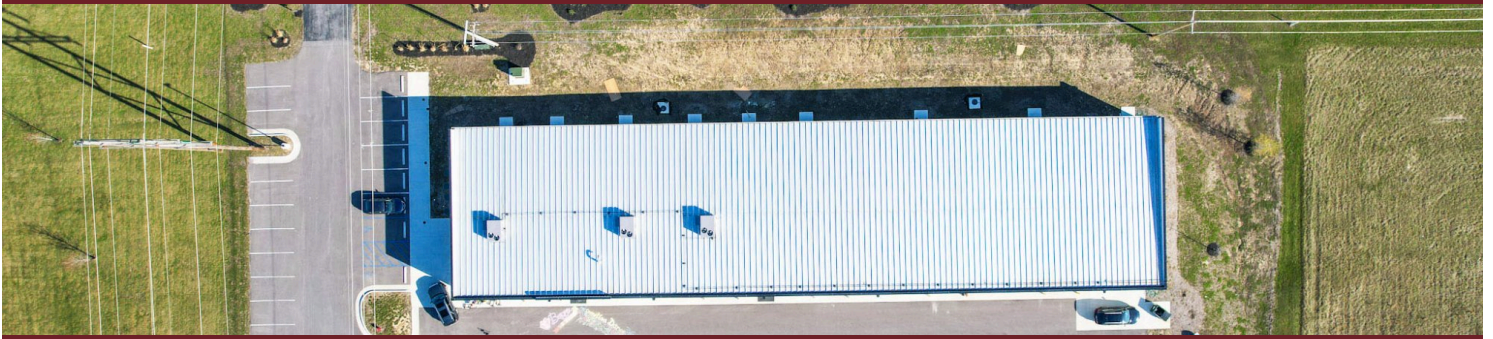


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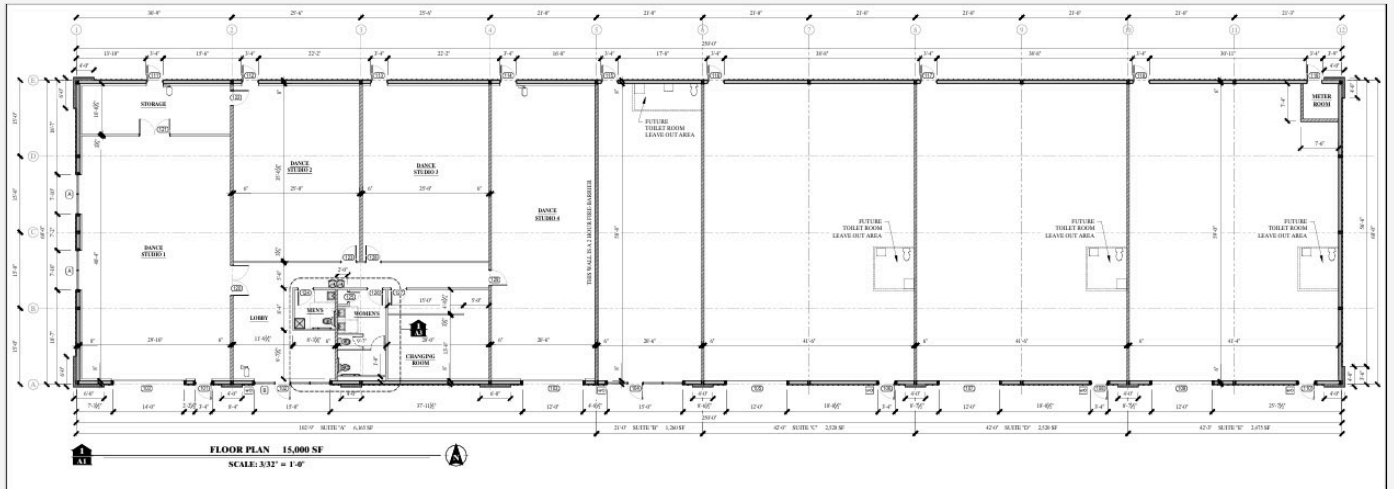
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FLOOR PLAN

7070 S. CADET CT., COLUMBIA, MO | 15,000 S.F. TOTAL

BUILDING FLOOR PLAN — SUITE LAYOUT



Suite B
1,260 S.F.

Retail/Office
Build-Out

PENDING

Suite C
2,520 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

Suite D
2,520 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

Suite E
2,475 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

MAX CONTIGUOUS

7,515 S.F.

Suites C+D+E
Combined

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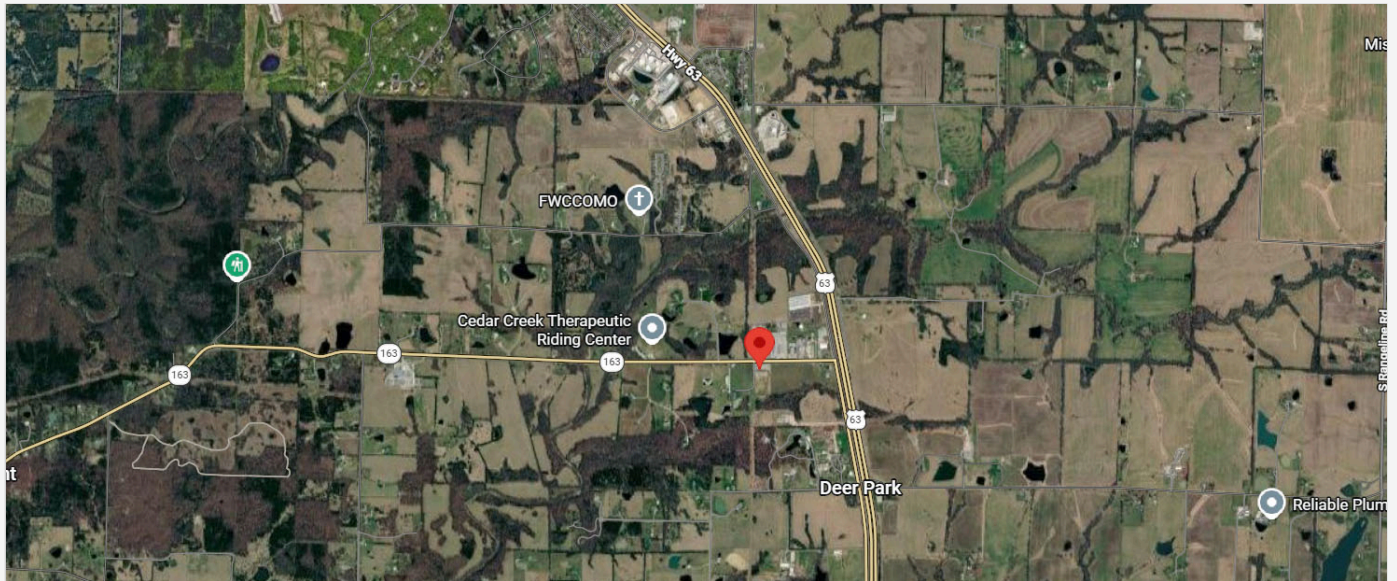
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LOCATION MAP

7070 S. CADET CT., COLUMBIA, MO | SOUTH COLUMBIA / HWY 63 CORRIDOR

PROPERTY LOCATION



LOCATION HIGHLIGHTS

- ▶ Direct Highway 63 access — South Columbia industrial corridor
- ▶ Adjacent to Meeks Lumber — established commercial neighbor
- ▶ Boone County M-LP Zoning (Planned General Industrial)
- ▶ New construction — modern infrastructure and aesthetics

PROPERTY SUMMARY

- ▶ Address: 7070 S. Cadet Ct., Columbia, MO 65201
- ▶ Building Size: 15,000 S.F. total
- ▶ Suites Available: B (pending), C, D, E
- ▶ \$13.00/S.F. Gross + CAM & Utilities
- ▶ 52 common area parking spaces

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