

1802 VANDIVER
DR, SUITE C

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COLUMBIA, MO 65202

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Lease Rate:	\$1,800/Month (Gross)
Available SF:	+/- 2,078 SF
Zoning:	IG

PROPERTY OVERVIEW

Industrial warehouse with office space within close proximity to Interstate 70

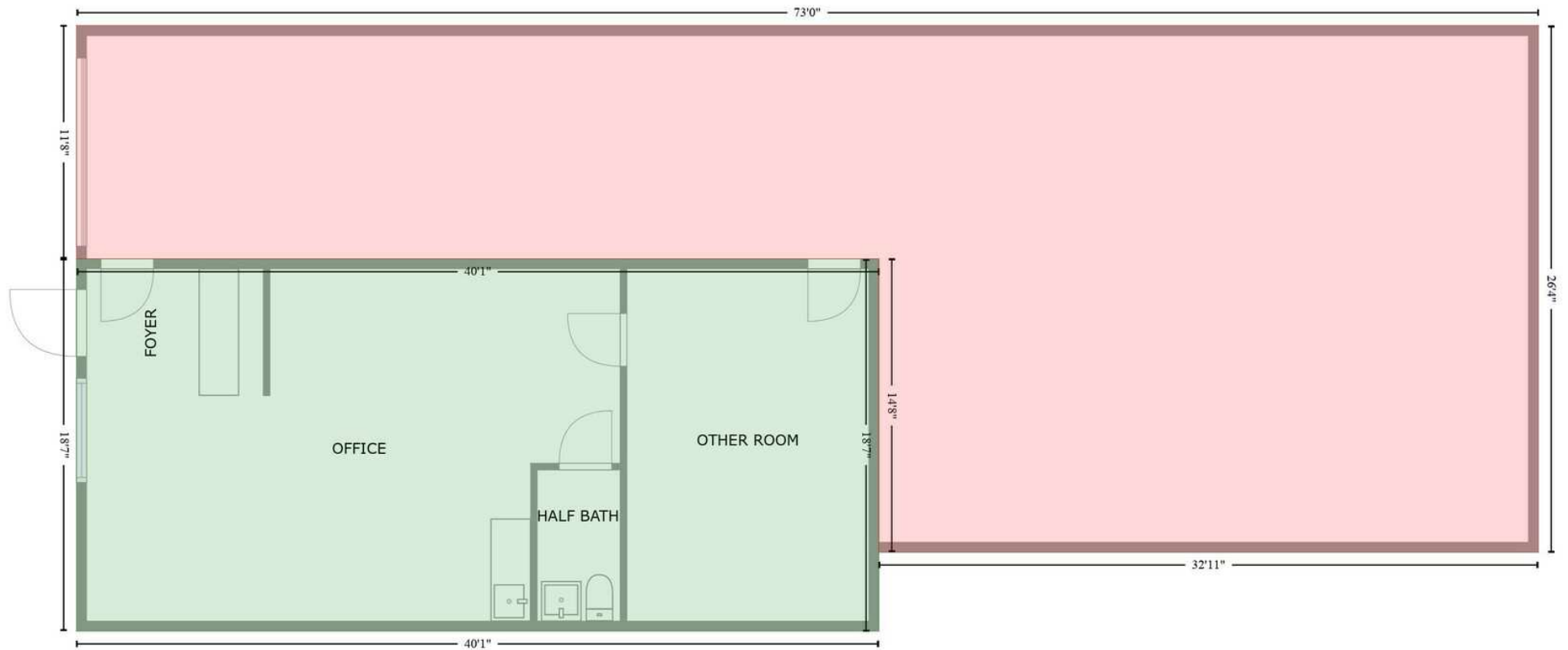
PROPERTY HIGHLIGHTS

- \$1,800/Month Gross
- The majority of the space is open warehouse with ample office component
- One 11 ft drive-in door, eave height 12'05"
- 16'05" Ceiling height
- +/- 74 ft deep x 29' 16" wide
- Reception area, one restroom, and small kitchenette
- Zoned Industrial

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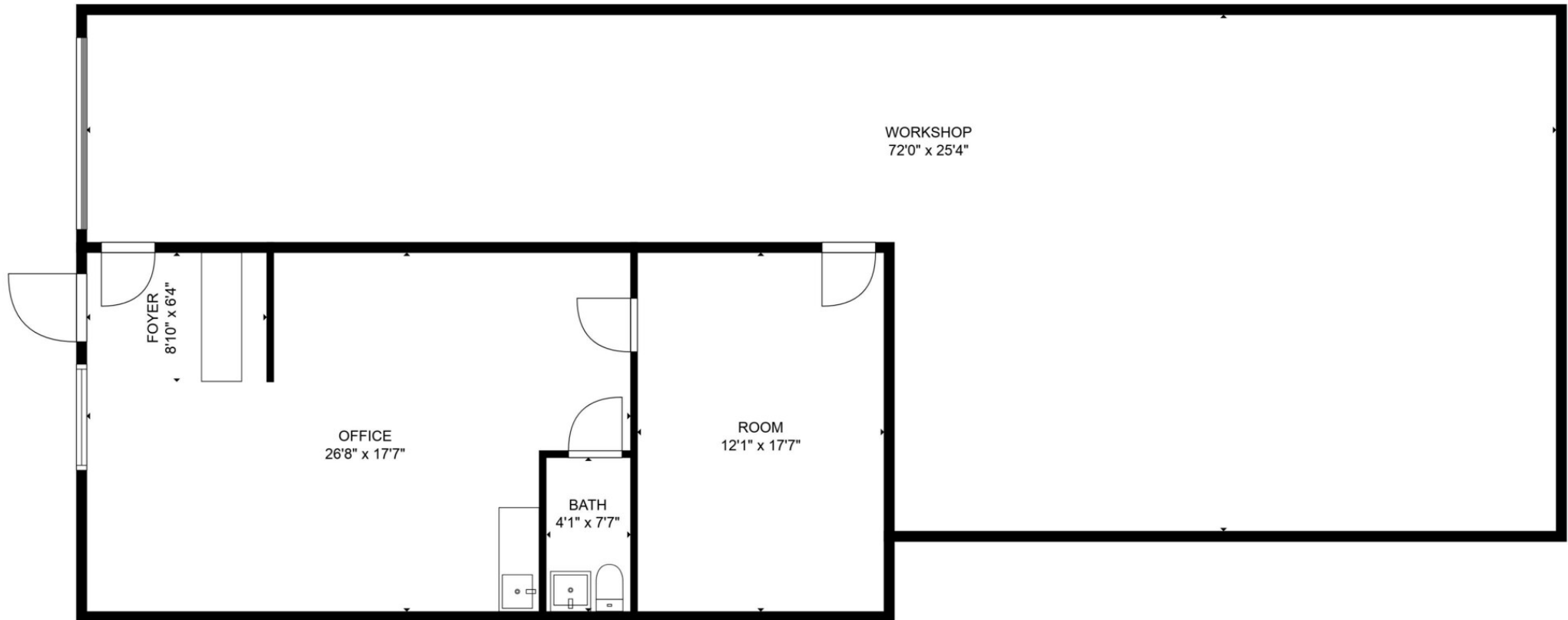
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WORKSHOP (1)
[AREA: 1333]



FLOOR 1
[AREA: 745]

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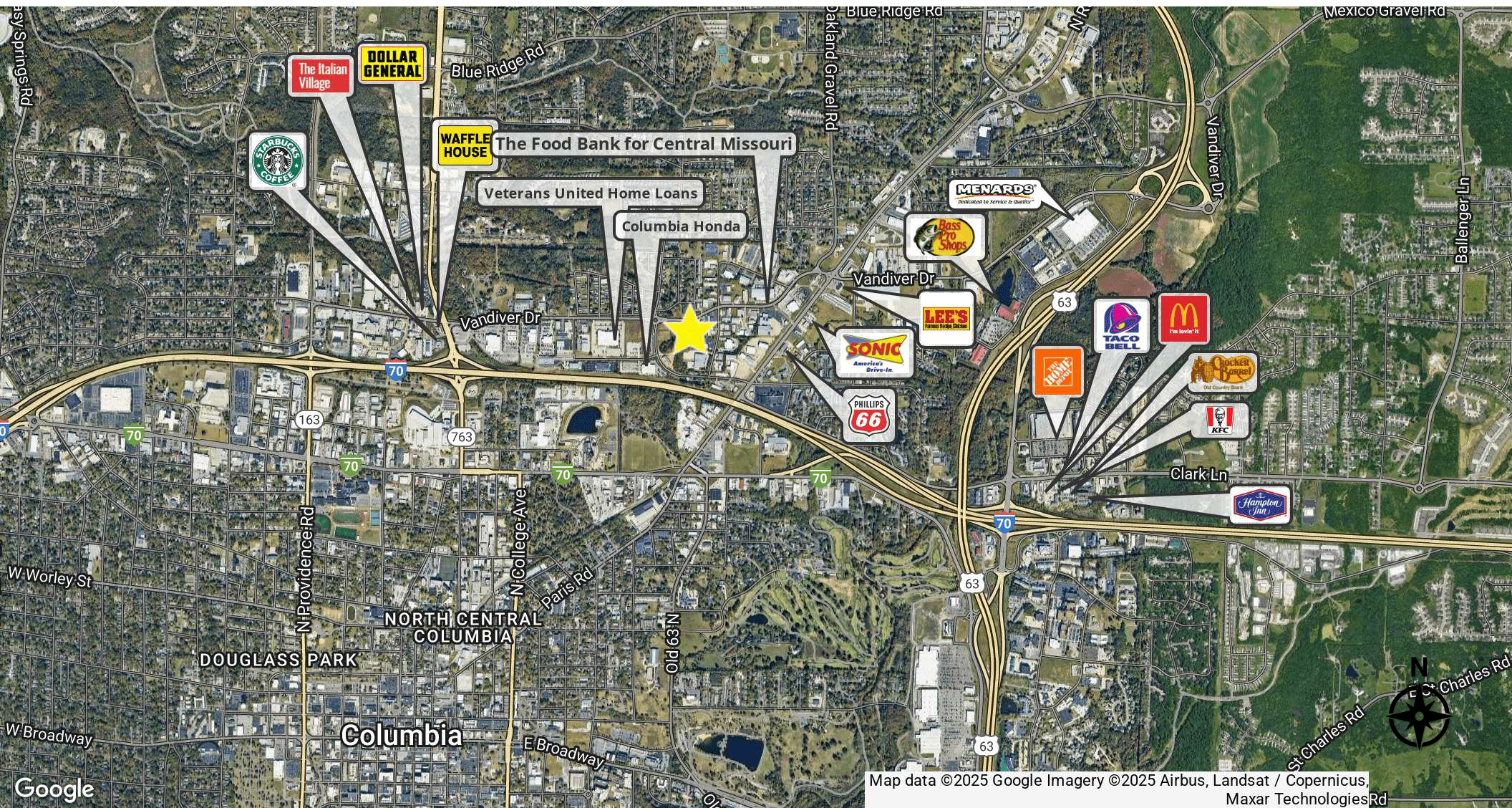
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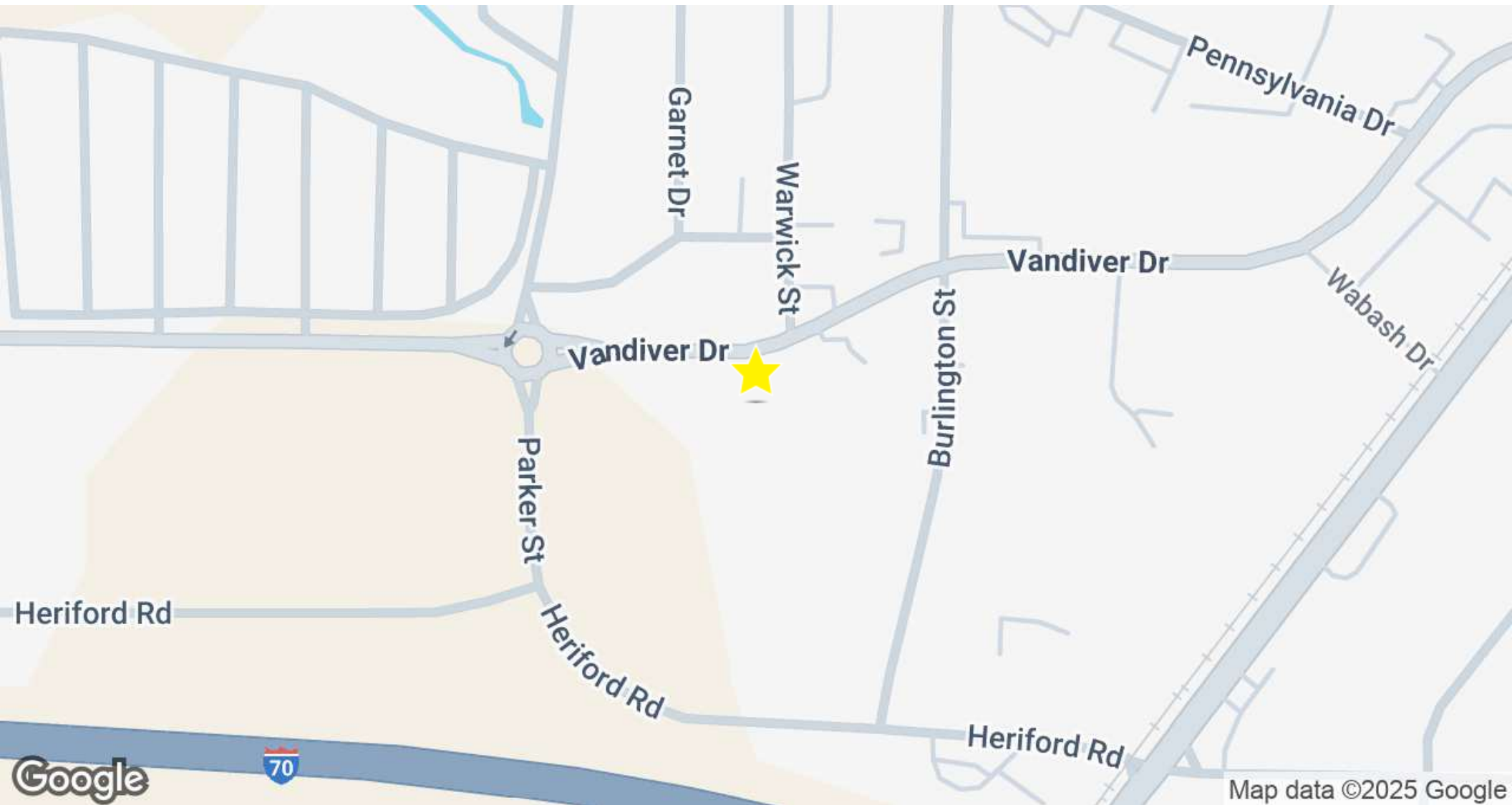
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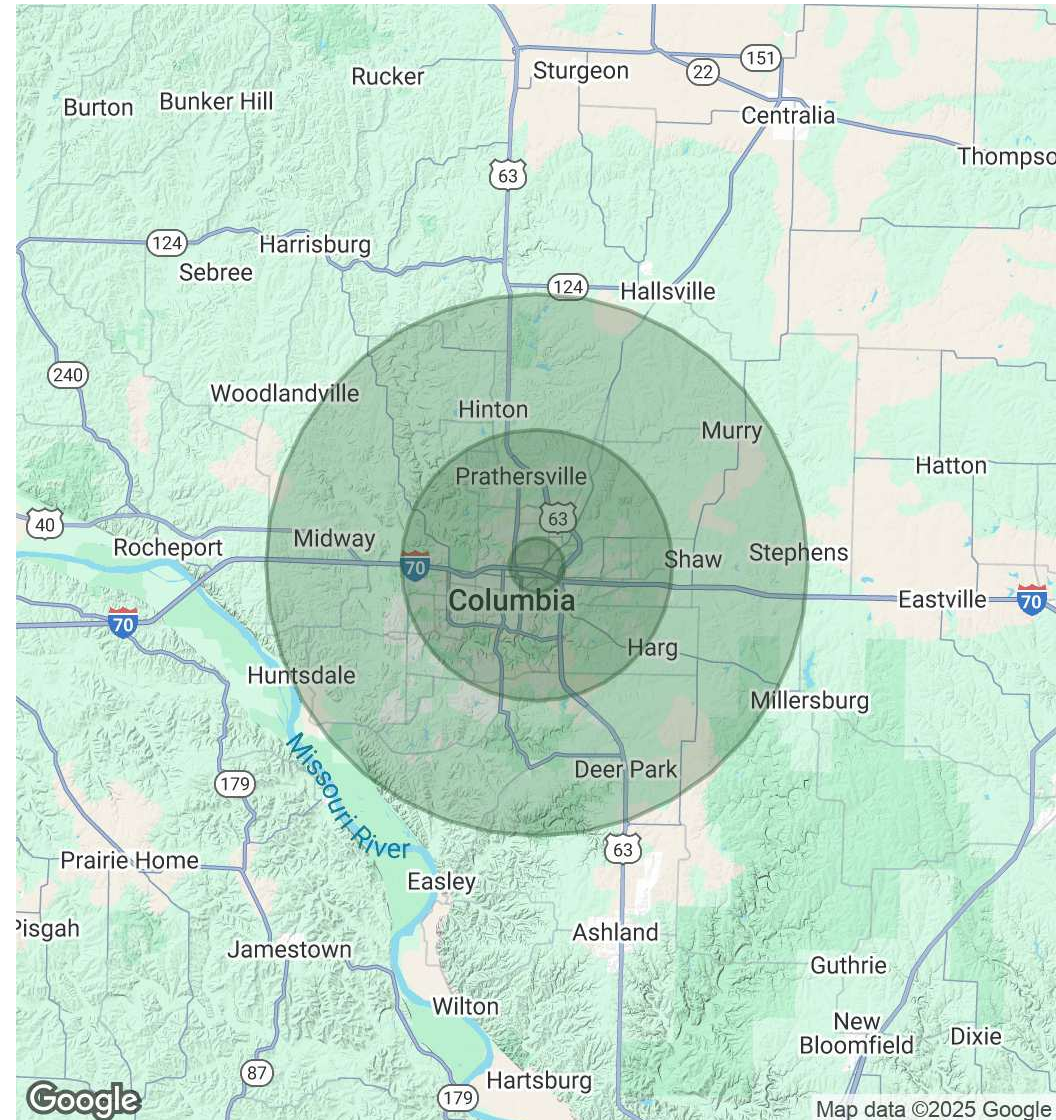


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

2020 American Community Survey (ACS)



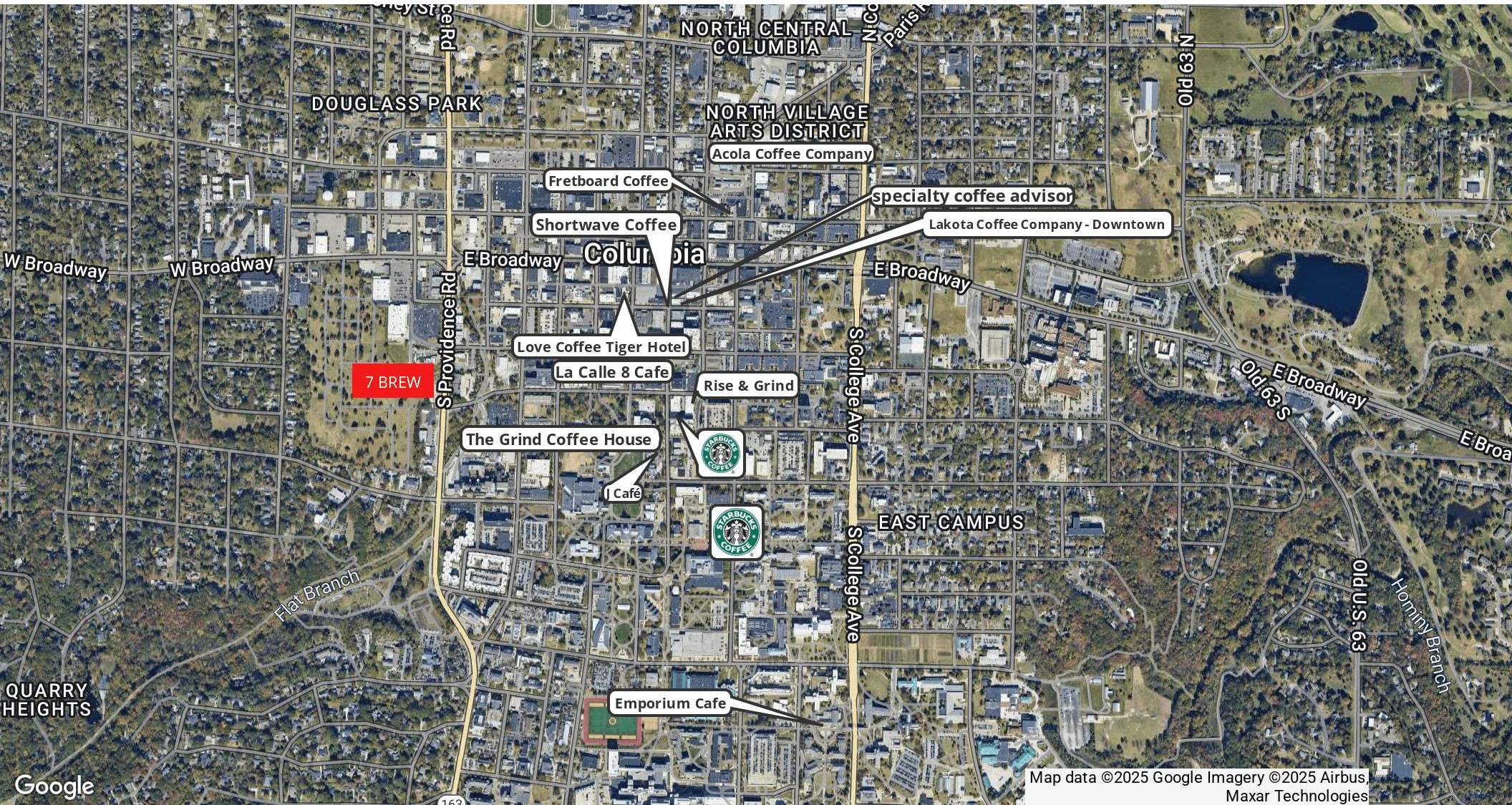
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