

**PROPERTY ADDRESS:**  
 2810 LeMone Industrial  
 Columbia, MO

**QUICK FACT:**  
 Four miles to rail serv-  
 ice by COLT.



<p>Characteristics</p>	<p>Zoned M-C (Controlled Industrial). 93,000 sq ft pre-engineered structural steel with brick exterior office. Approximately 76,850 square feet of manufacturing/warehouse space. About 9,000 sq ft finished air-conditioned office space on each of two floors. Cafeteria and employee locker rooms. Ten dock high, 2-grade level. Eave height of 24 feet. 8" reinforced concrete floors. Currently occupied on month to month basis by variety of tenants.</p>
<p>Utilities</p>	<p>City of Columbia provides the following services: <u>Electric</u> - There is a 4/0 conductor, 200 amp circuit, 13.8 kv serving this building and the line is looped. <u>Sewer</u> - an 8" line; <u>Water</u> - the property is served by an 8" line tapped to a 12" main which feeds from a 16" to the South at Lemone and Maguire. <u>Gas</u> service is provided by AmerenUE with a 6" 55 psi line.</p>
<p>Terms</p>	<p>Short term rates of \$5.40-\$6.00 sq ft includes landlord paid utilities. Long term, total facility rate \$3.75 sq ft, triple net. 30,000 sq ft portion at \$4.50 sq ft or 40,000 sq ft portion at \$4.50 sq ft</p> <p>\$2,800,000 sales price with 12 acres. Owner may consider keeping part of the land area out of a sale transaction and adjusting price accordingly.</p>



Bernie Andrews, President

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