



Regional Economic Development, Inc.

2501 LeMone Industrial

Available Sq. Ft.: 131,317

Address:

2501 LeMone Industrial
Columbia, MO 65201-8266 (Boone County)

Property and Area Description:

131,317 sq ft warehouse/distribution center for lease. New roof in past two years, four drive up truck docks, 24 foot eave height, wet system, zoned M-C. Located in an industrial park on side of Columbia at the intersection of Highway 63 and Grindstone at the AC exit.

Lease Rate:
\$4.50 sq ft Annual Rent (will lease office separately for \$7.50 sq ft)



Building Details:

Total Sq. Ft.: 131,317	Building Type: Industrial
Number of Stories: 1	Year Built: 1988
Ceiling Peak (ft.): 34.0	Ceiling Eaves (ft.): 24.0
Expandable: Yes	Can Subdivide: Yes
Construction Type: Metal or Steel	Zoning: Industrial-Light
Site Size (Acres): 12.9	Within City Limits: Yes
Former use: Distribution Center	

Contact:

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Transportation:

Nearest Interstate: Interstate 70	Distance (miles): 8
Nearest 4-Lane Highway: US Highway 63	Distance (miles): 1
Nearest Commercial Airport: Columbia Regional Airport	Distance (miles): 10
Rail Served: No	

Utilities:

Electric Distribution: City of Columbia
Natural Gas Distribution: AmerenUE
Water: City of Columbia
Sewer: City of Columbia
Local Telecommunications Service: CenturyTel

Offering:

Sale Price:
Lease Rate Per (Sq. Per Year):