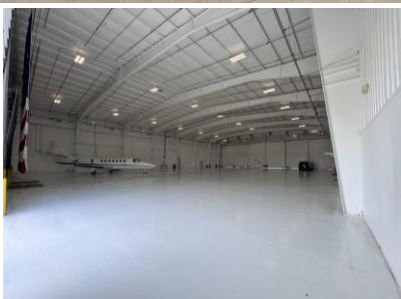


FOR LEASE

# COMMERCIAL FLEX BUILDING

11060-11080 S AIRPORT DR  
COLUMBIA, MO 65201



## COMMERCIAL FLEX BUILDING PREMIUM FLEX OFFICE & WAREHOUSE / HANGAR FACILITY

**LOCATION:** 11060-11080 S Airport Dr, Columbia, MO 65201

**BUILDING SIZE:** 33,963 SF

- **Warehouse/Hangar:** 20,649sf
- **Building #60 Office:** 6,657sf
- **Building #80 Office:** 6,657sf

**SITE SIZE:** 2.16 ACRES

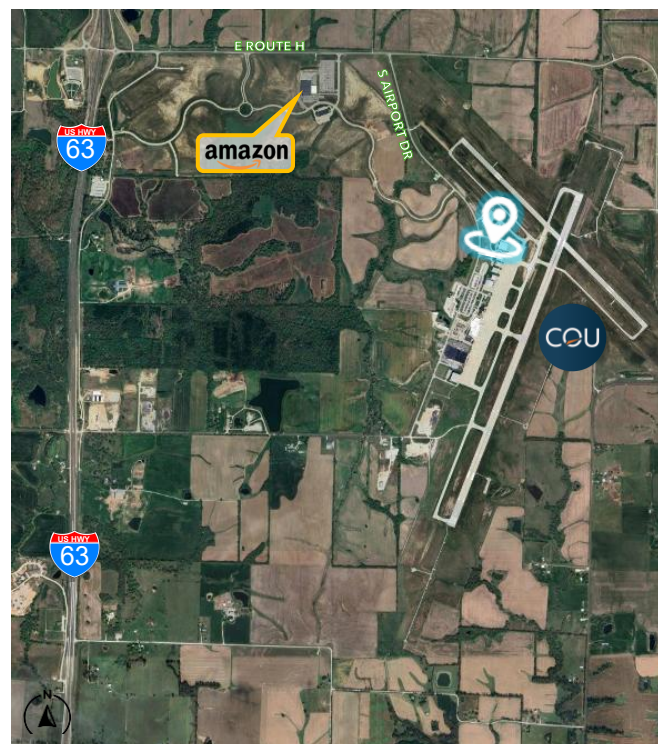
**ZONING:** Commercial-Industrial

### PROPERTY HIGHLIGHTS:

- **Clear Height:** 28'-32' \*Clear-span
- **Dock Doors:** 4 (8'x9')
- **Drive Doors:** 2 (16'x14')
- **Motorized Sliding Hangar Doors:** 1 (114'x22') \*Ideal for aircraft and large-format access.
- **Sprinklers:** Full wet fire suppression system.
- **Conditioning:** Offices full HVAC; Warehouse heated (mounted radiant heaters).
- **Electrical:** Industrial Capacity Level System – 3 phase; 480 volt.
- **Uniquely Configured:** Flex facility offering professional office buildout and a clear-span hangar/warehouse with multi-functional access.
- **Ideal For:** Aviation, logistics, R&D, and operations needing both administrative space and large-format industrial access. Multiple private offices, large conference/training rooms, reception entries, & break rooms (fully tempered with central HVAC).
- **Divisible:** Flexibility for single or multi-user division.
- **Convenient Access:** To Columbia Regional Airport (COU), HWY 63, & I-70.

**LEASE RATE:** Negotiable

**LEASE TYPE:** NNN



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