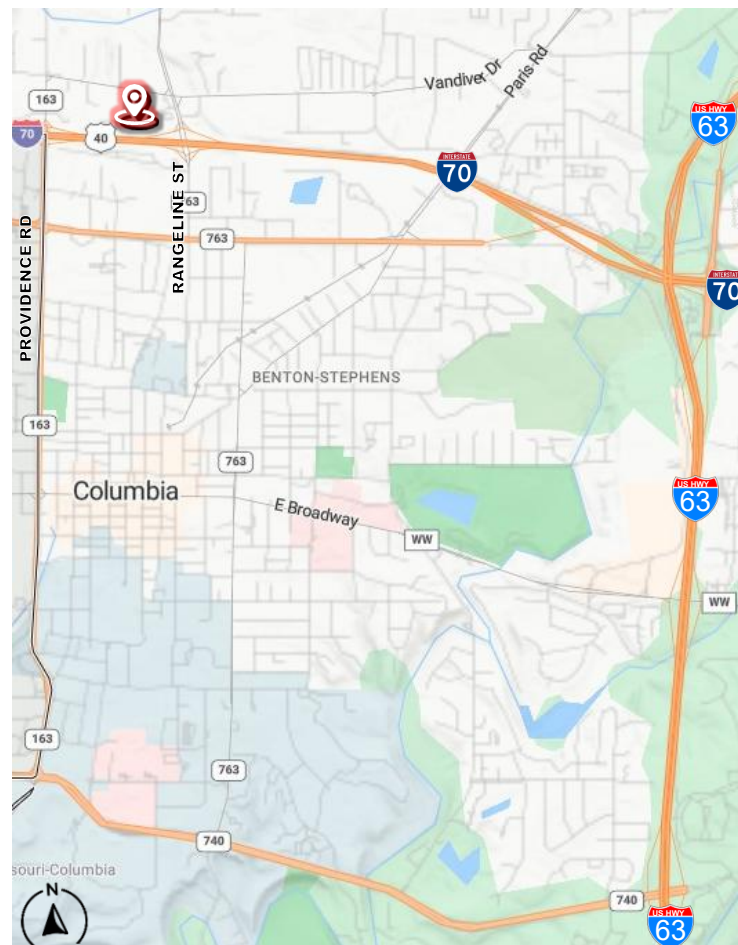


# FOR LEASE

# COMMERCIAL FLEX BUILDING

1714 COMMERCE CT  
COLUMBIA, MO 65202



## INDUSTRIAL BUILDING

### INDUSTRIAL | OFFICE | RETAIL

**LOCATION:** 1714 Commerce Ct, Columbia, MO 65202

**BUILDING SIZE:** 10,000-26,100 SF

**-Warehouse:** 22,880 SF

**-Office:** 3,220 SF

**SITE SIZE:** 2.41 ACRES

**ZONING:** Industrial [Industrial, Office, Retail]

### PROPERTY HIGHLIGHTS:

- Clear Height: 20'-24'
- (6) Dock Doors & (3) Drive Door
- Quick Access To: I-70, HWY 63, Vandiver Dr, Rangeline St, & Providence Rd.
- Turnkey Opportunity: Equipped with robust Mechanical, Electrical, and Plumbing (MEP) systems designed to support heavy production & processing operations. Additionally equipped with a 2,483 SF freezer.
- Adjacent To: Rob's Auto Works, Starbucks, Dobbs Tire & Auto Center, & Joe Machens Toyota.

**LEASE RATE:** \$21,667/month

**LEASE TYPE:** NNN

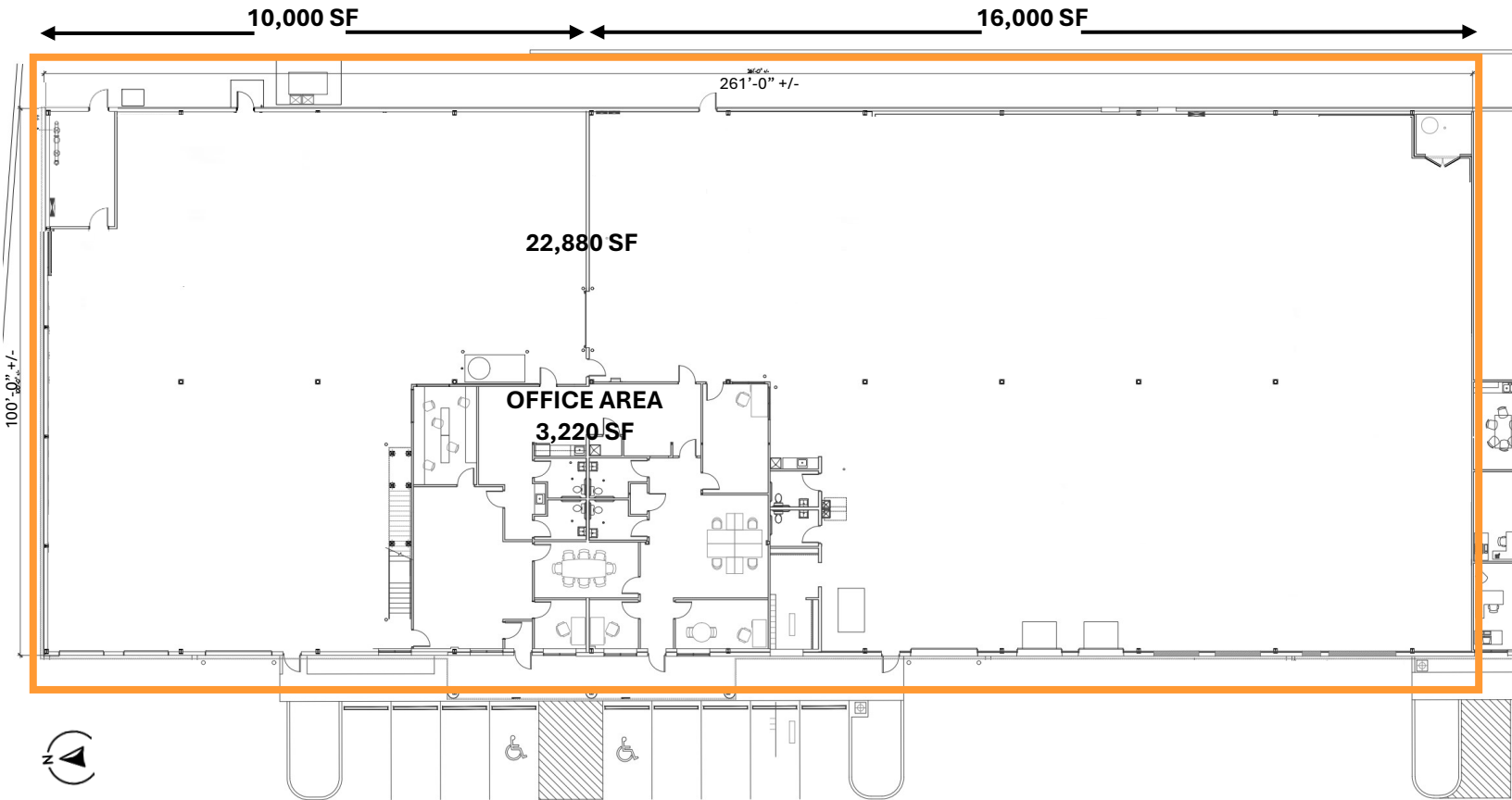
**573.875.5151**

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# FLOOR PLAN



1714 COMMERCE CT, COLUMBIA, MO 65202  
26,000 SF  
2.41 AC