

FOR SALE

36 AC

Development
Opportunity

North Route Z

Columbia, MO 65202



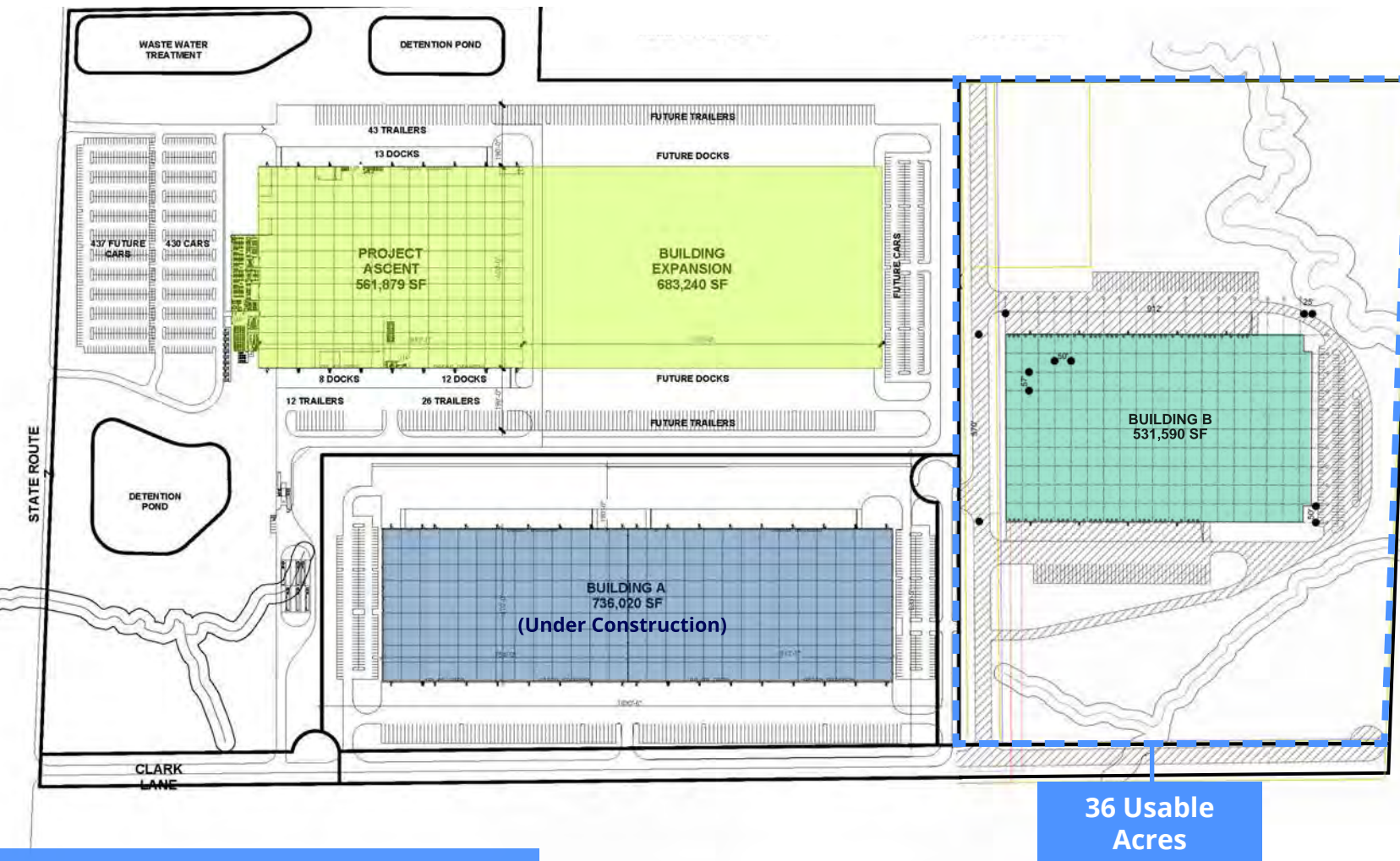
36 Usable Acres
For Sale

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Building Plan Information

Total Building Area:

531,590 SF

Car Parking:

±200 spaces

Trailer Parking:

±87 spaces

Docks:

±72

Drive-ins:

2

36 Usable Acres

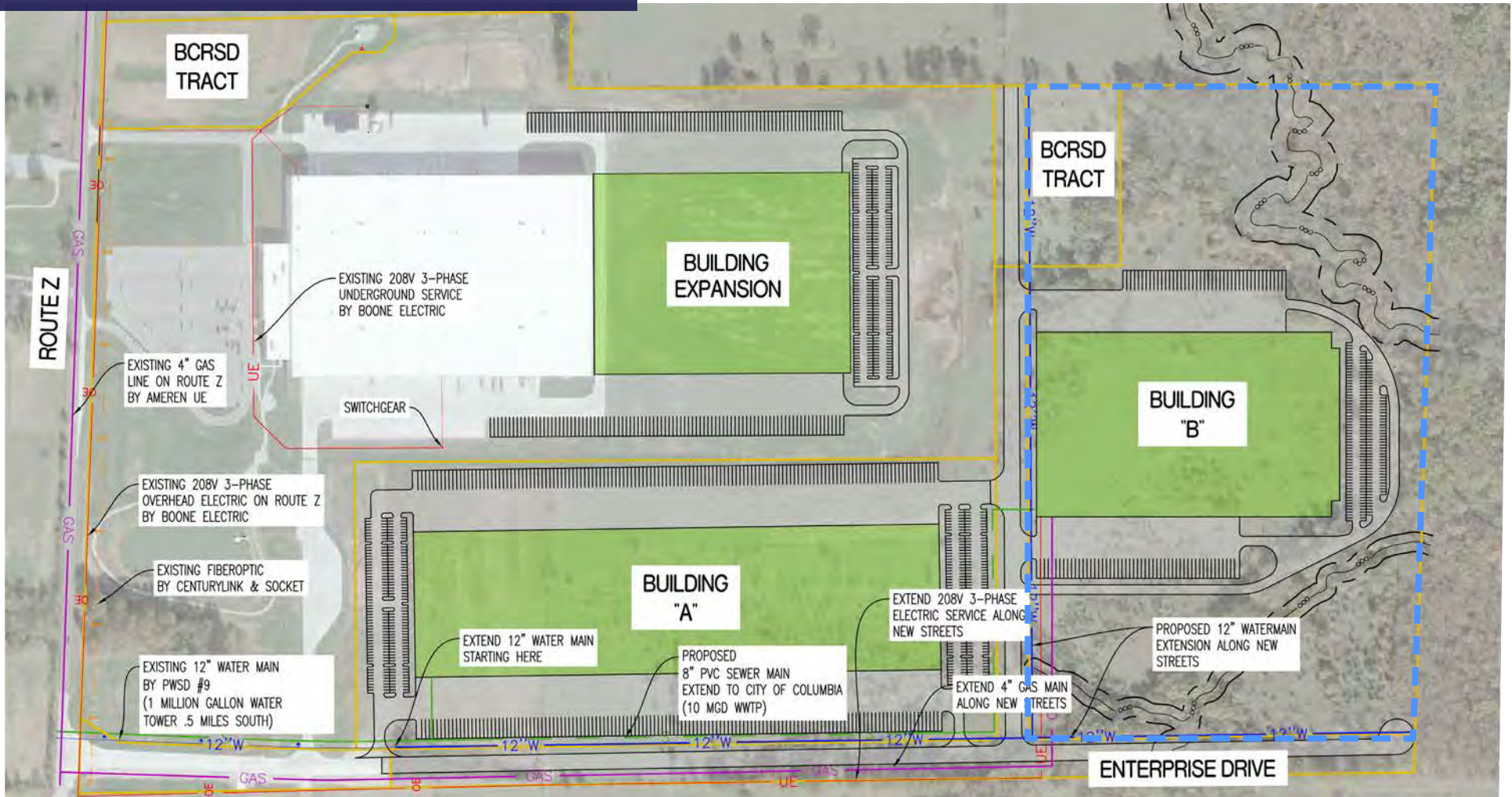
Highlights

- 36 usable acres for development
- Electrical service provided by Boone Electric
- Water service provided by Public Water District #9
- Neighboring businesses include American Outdoor Brands (currently expanding) and FedEx (currently under construction)
- Site is located 1/3 mile north of a full interchange with I-70; approximately seven (7) miles east of the City of Columbia
- Site is located near the intersection of I-70 and Hwy 63, a major north-south highway serving central Missouri

Sale Price:

\$65,000 per usable acre

Utility Map



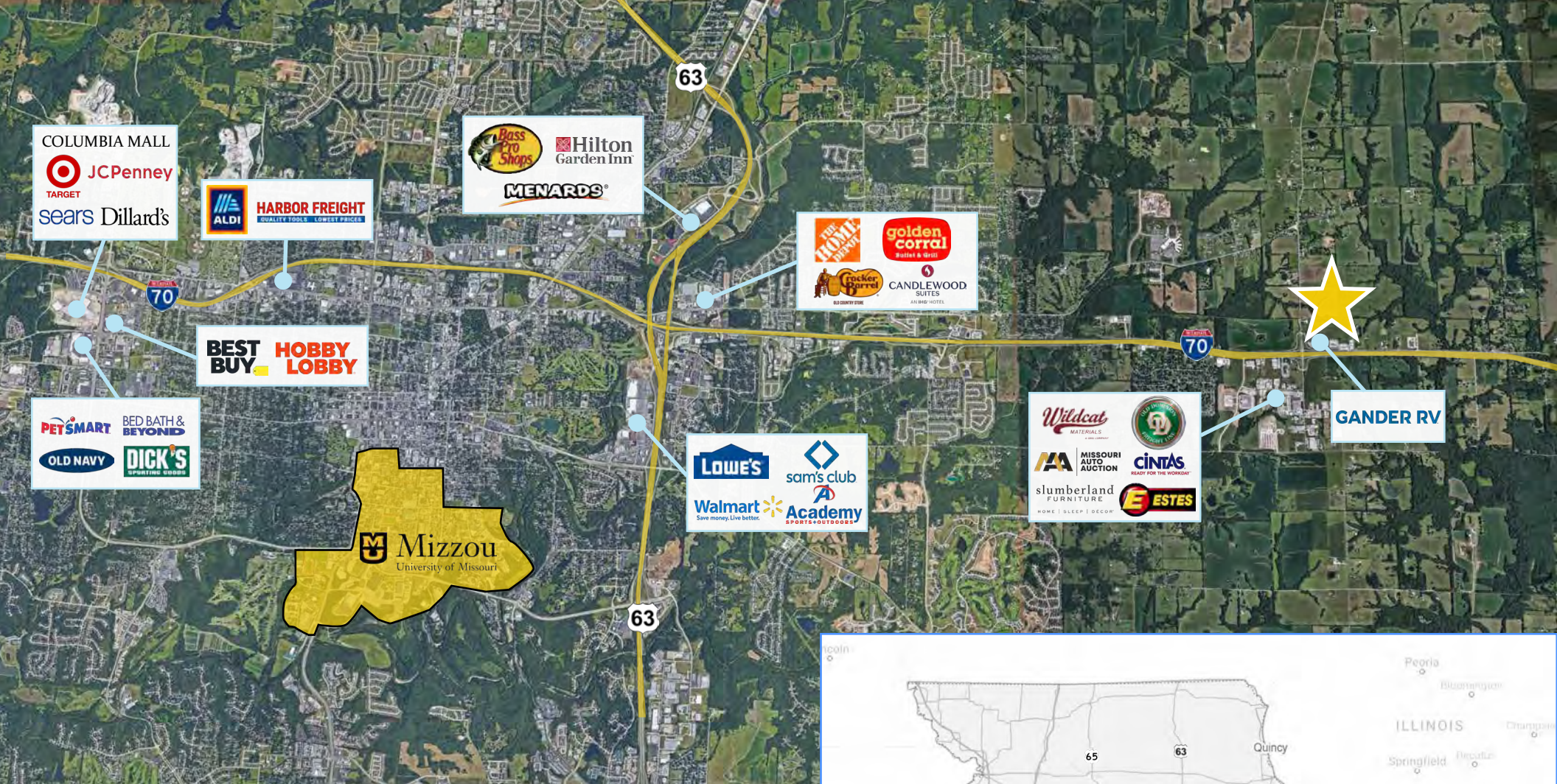
Due Diligence Deliverables (due diligence packet available upon request)

- Phase 1 Environmental Report – Indicates no recognized environmental conditions
- Preliminary Geotechnical Report – Indicates no unusual soil remediation anticipated
- Wastewater Management Report
- Topographic Survey
- ALTA Survey – Prepared post American Outdoor Brands Corporation building construction dated 12-16-2019
- Traffic Study – dated 9-19-2017



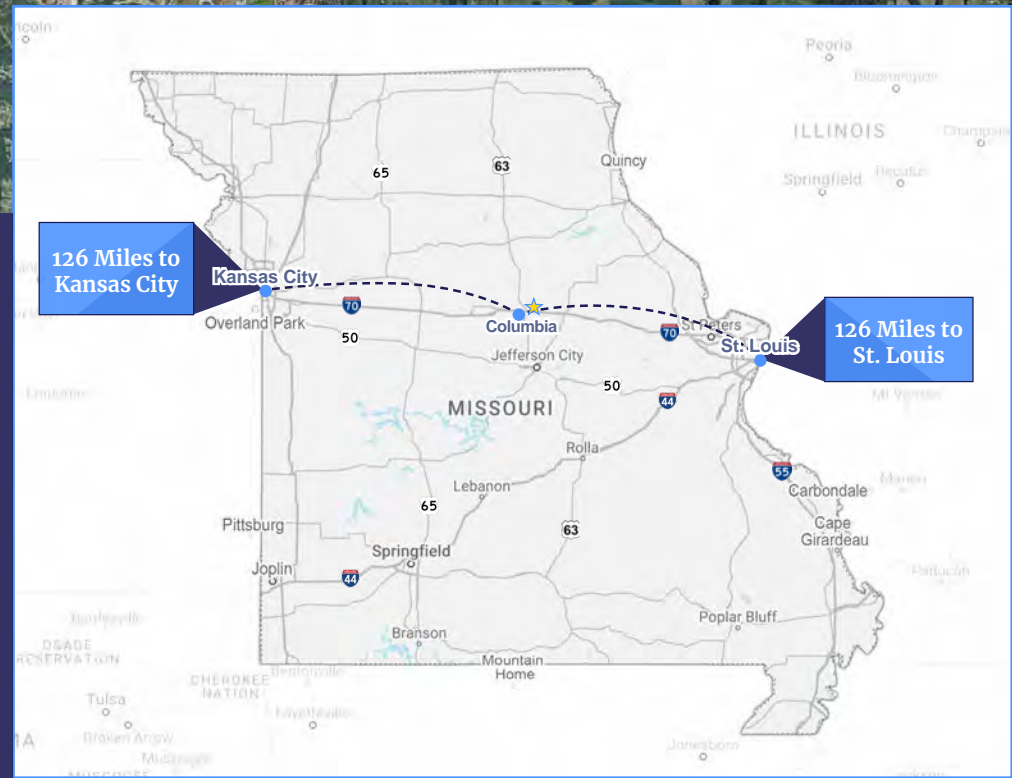
FedEx Building Under Construction





Location Overview

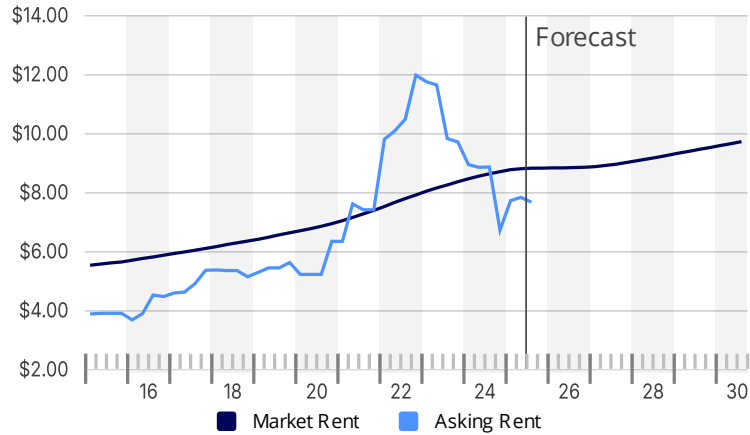
Columbia, Missouri is located midway between St. Louis and Kansas City, Missouri on I-70, approximately 120 miles from each



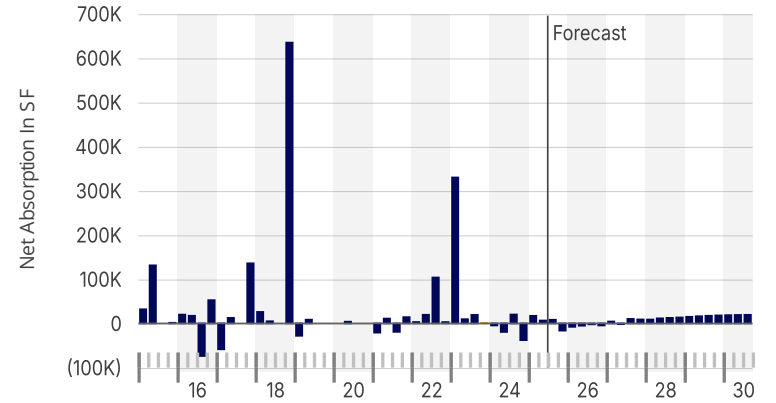


Columbia Industrial Market

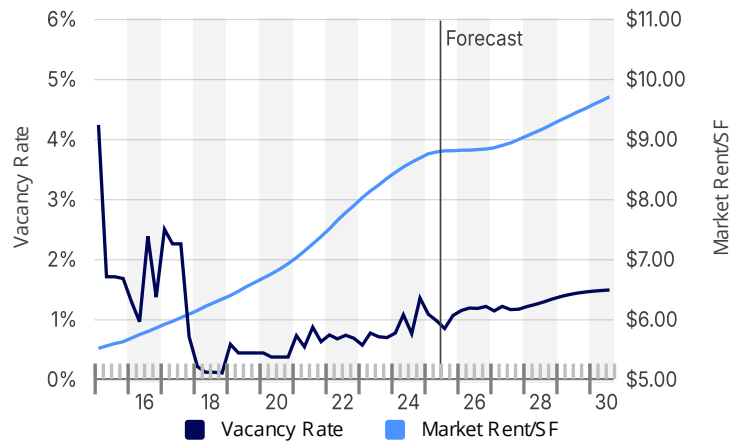
Market Rent & Asking Rent per SF



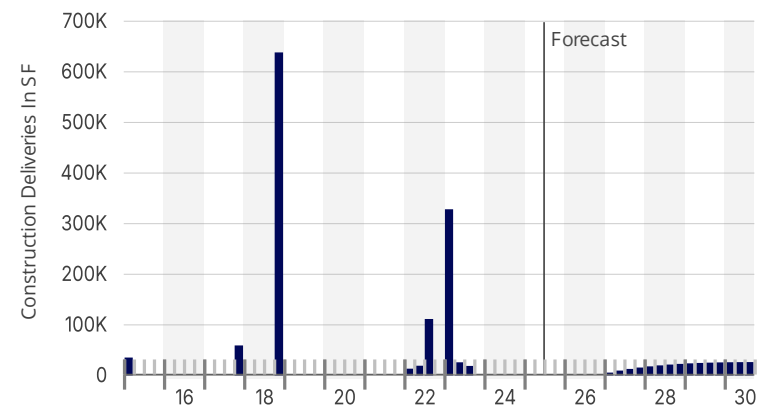
Net Absorption



Vacancy & Market Rate per SF



Construction Deliveries





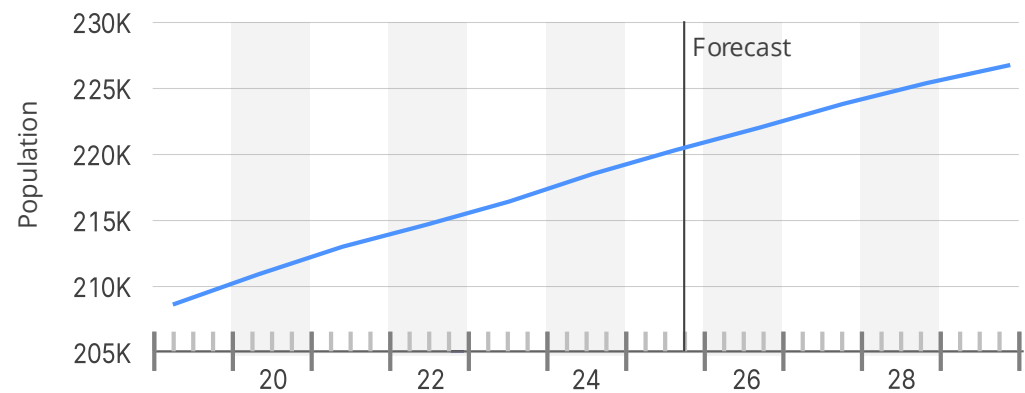
Columbia, Missouri

Columbia, Missouri, is a fast-growing, diverse community centrally located midway between St. Louis and Kansas City, Missouri. Columbia's central location, access to major highways, a regional airport, and rail service, provides companies in the area with a strategic distribution location with access to a large portion of the United States within 24 hours. Columbia has a growing population of 221,026 people. A strong education market anchors the Columbia economy with the University of Missouri as the top employer with rapidly growing research, healthcare, life science, manufacturing, and high-tech industries. The University of Missouri provides a strong pipeline into an educated workforce, making the area highly desirable for businesses to attract labor force talent.

Population and Workforce Takeaways

- As of 2024 the region's population increased by 4.7% since 2019, growing by 9,853. Population is expected to increase by 3.8% between 2024 and 2029.
- From 2019 to 2024, jobs increased by 3.7% in Columbia, MO from 114,330 to 118,581.
- Concerning educational attainment, 27.2% of Columbia, MO residents possess a Bachelor's Degree (5.7% above the national average).

Columbia Population Growth



Workforce Summary

Education Level



27%
Masters degree
and higher



32%
Bachelor's
degree



14%
Some college



13%
High school
graduate

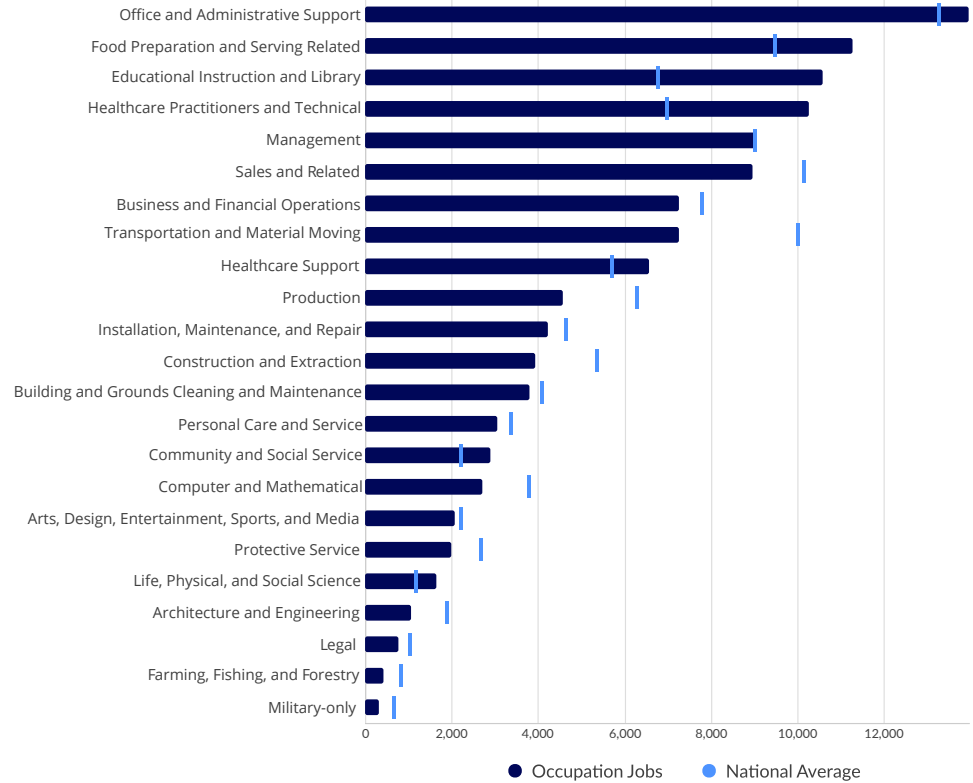
Top Area Employers



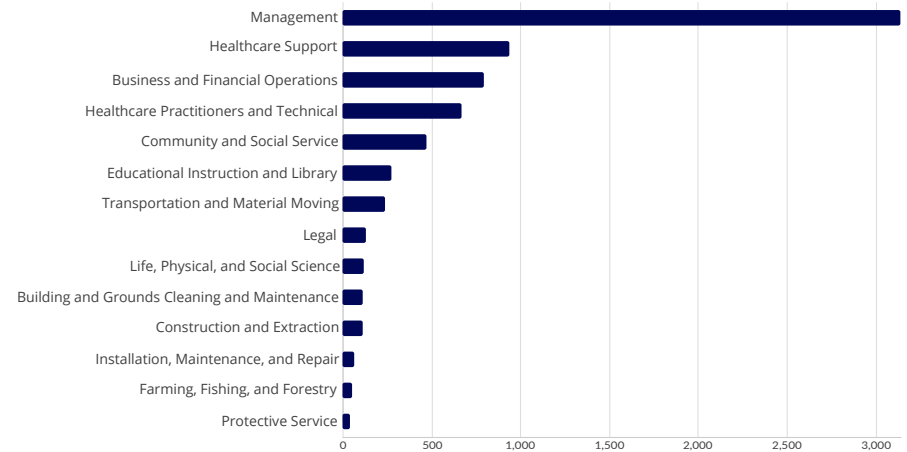
Top Growing Industries



Largest Occupations



Top Growing Occupations





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