

7070 S. CADET CT., COLUMBIA, MO

INDUSTRIAL SUITES FOR LEASE



15,000

TOTAL S.F. BUILDING

8,775

MAX CONTIGUOUS S.F.

\$13.00

PER S.F. GROSS + CAM

15'-18'

CLEAR HEIGHT

FOR LEASE

- ▶ Brand new 15,000 S.F. industrial building on South Columbia's growing corridor with direct Highway 63 access
- ▶ Five demised suites available in varying configurations — ideal for contractors, light industrial, and office/flex users
- ▶ Maximum contiguous space: 8,775 S.F. (Suites B, C, D & E combined)
- ▶ Ceiling heights range from 15' to 18' clear throughout the building
- ▶ Suites C, D & E each feature a 12' x 12' overhead door — Landlord to provide restroom and heating element upon lease execution
- ▶ Suite B (1,260 S.F.) built out for retail/office use with restroom and thermostat-controlled heating — **now available**
- ▶ Asking rate: \$13.00/S.F. Gross, plus CAM fees and utilities
- ▶ 52 paved, common area parking spaces on site
- ▶ Boone County M-LP Zoning — Planned General Industrial

SUITE	SIZE (S.F.)	CONFIGURATION	OHD	MONTHLY RENT*	STATUS
Suite B	1,260 S.F.	Retail/Office Build-Out	—	~\$1,365/mo.	AVAILABLE
Suite C	2,520 S.F.	Open Industrial Bay	12' x 12'	~\$2,730/mo.	AVAILABLE
Suite D	2,520 S.F.	Open Industrial Bay	12' x 12'	~\$2,730/mo.	AVAILABLE
Suite E	2,475 S.F.	Open Industrial Bay	12' x 12'	~\$2,681/mo.	AVAILABLE
Max Contiguous (B+C+D+E)	8,775 S.F. Combined			~\$9,506/mo.	AVAILABLE

* Monthly rent estimates based on \$13.00/S.F. gross rate, excluding CAM fees and utilities.

FOR MORE INFORMATION PLEASE CONTACT

Jack L. Maher III

President

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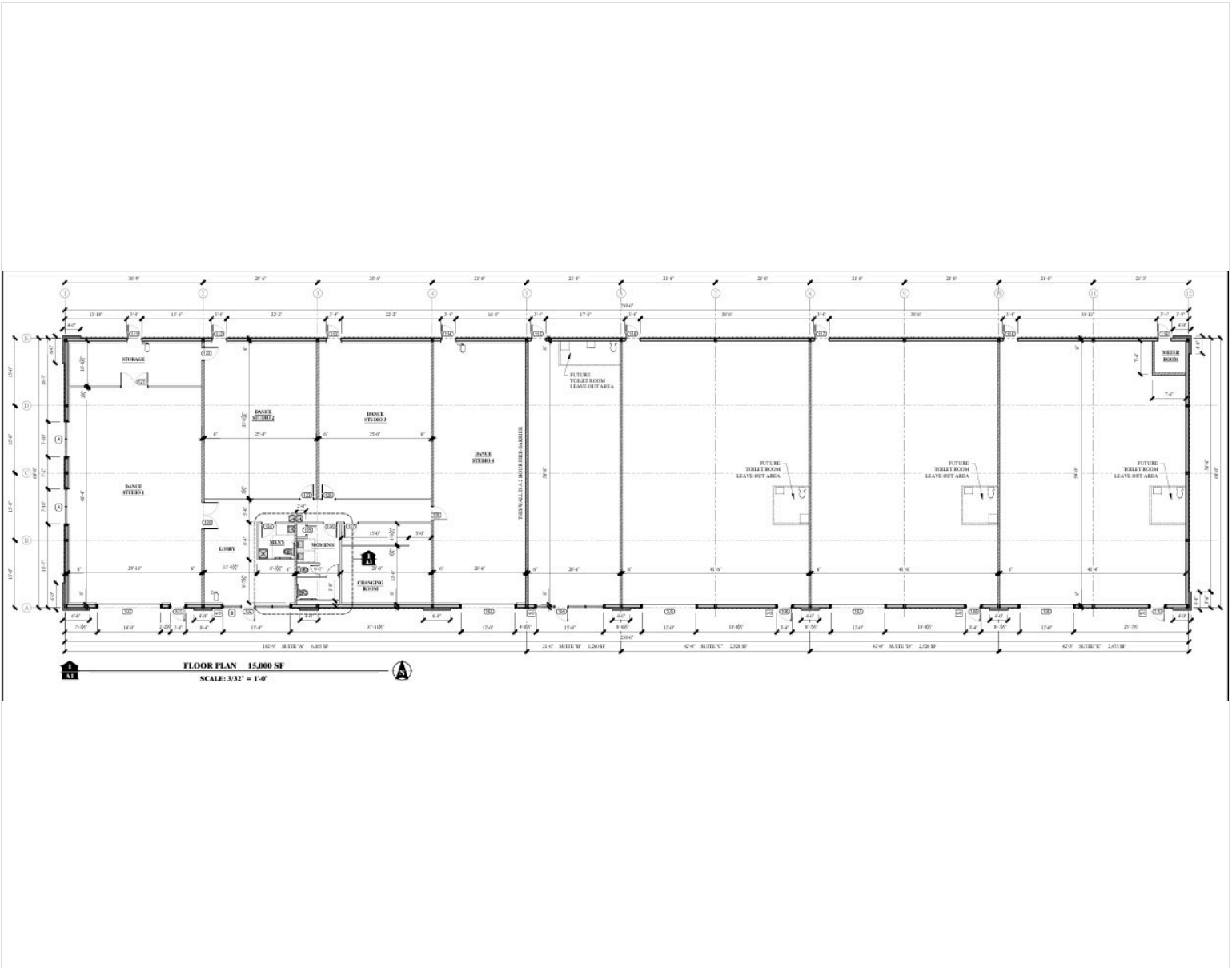
573.228.6321



FLOOR PLAN

7070 S. CADET CT., COLUMBIA, MO | 15,000 S.F. TOTAL

BUILDING FLOOR PLAN — SUITE LAYOUT



Suite B

1,260 S.F.

Retail/Office Build-Out

AVAILABLE

Suite C

2,520 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

Suite D

2,520 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

Suite E

2,475 S.F.

Industrial Bay
12'x12' OHD

AVAILABLE

MAX CONTIGUOUS
8,775 S.F.

Suites B+C+D+E
Combined

AVAILABLE

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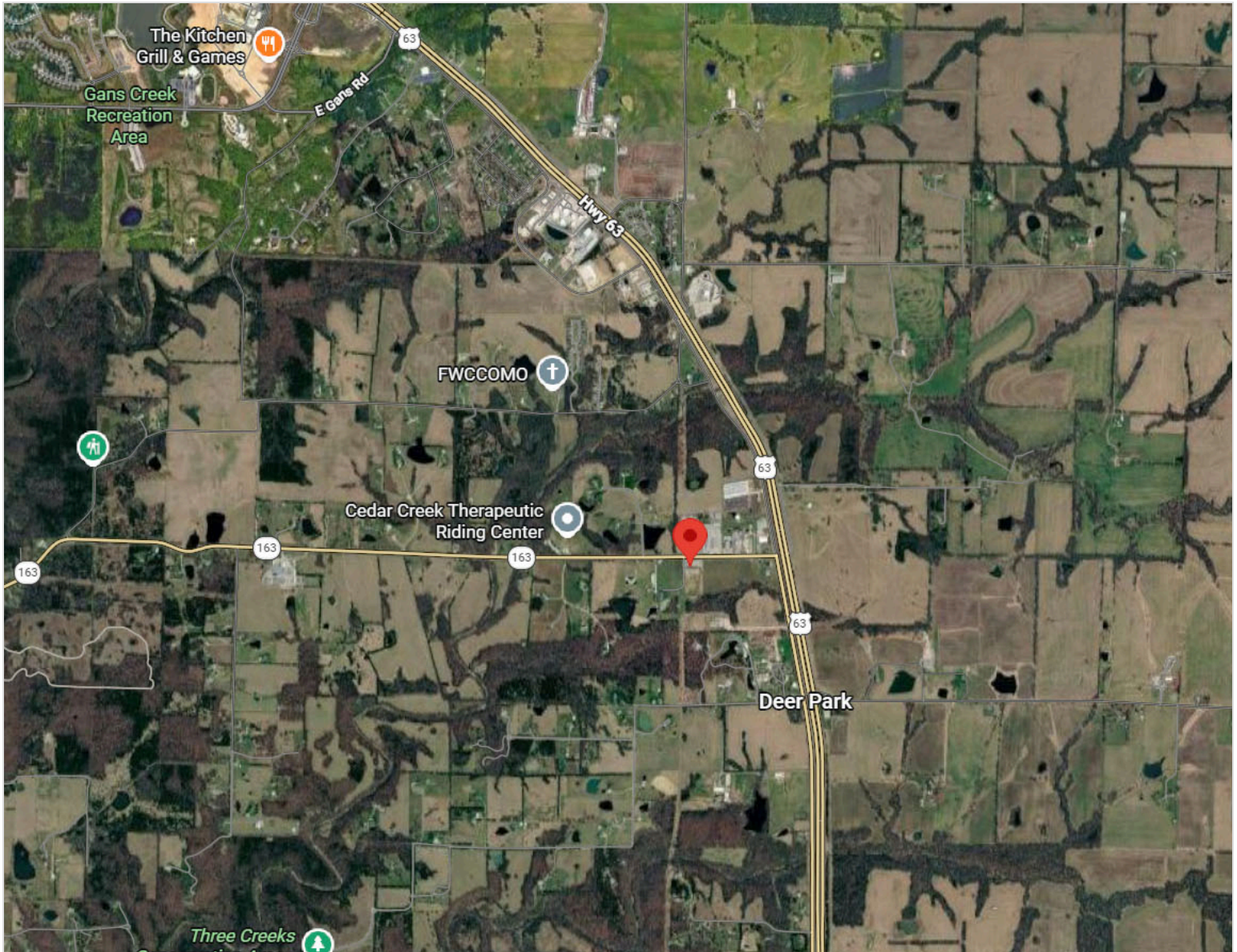


MAHER
COMMERCIAL REAL ESTATE

LOCATION MAP

7070 S. CADET CT., COLUMBIA, MO | SOUTH COLUMBIA / HWY 63 CORRIDOR

PROPERTY LOCATION



LOCATION HIGHLIGHTS

- ▶ Direct Highway 63 access — South Columbia industrial corridor
- ▶ Adjacent to Meeks Lumber — established commercial neighbor
- ▶ Boone County M-LP Zoning (Planned General Industrial)
- ▶ New construction — modern infrastructure and aesthetics

PROPERTY SUMMARY

- ▶ Address: 7070 S. Cadet Ct., Columbia, MO 65201
- ▶ Building Size: 15,000 S.F. total
- ▶ Suites Available: B, C, D & E
- ▶ \$13.00/S.F. Gross + CAM & Utilities
- ▶ 52 common area parking spaces
- ▶ Max Contiguous: 8,775 S.F. (All Suites)

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