

Contractor Bay & Office Space FOR LEASE

6700 STEPHENS STATION ROAD SUITE 107, COLUMBIA, MO 65202



Walker Oglesby, Managing Broker
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(205) 478-0142



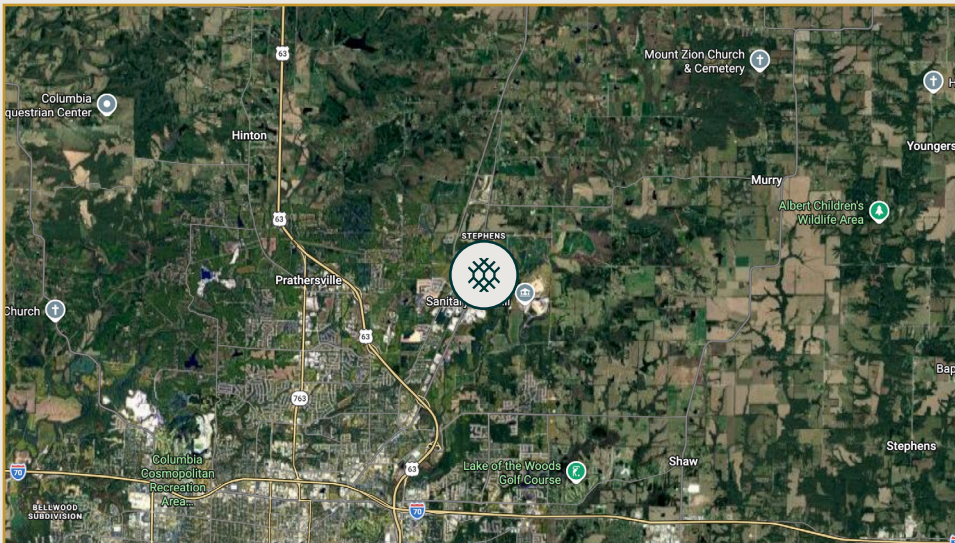
Property Overview



FOR LEASE \$10 PSF

Located in a professionally maintained multi-tenant complex just off Route B, this functional $\pm 1,800$ SF contractor bay offers the ideal footprint for small businesses, trades, and light industrial users. The suite is specifically designed for operational efficiency, featuring a versatile warehouse and shop area complemented by a private restroom and built-in office space for administrative tasks and client meetings.

Positioned at 6700 Stephens Station Road, Suite 107, this property provides excellent accessibility and quick connectivity to the greater Columbia area. It represents a practical opportunity for service-oriented operations seeking a professional environment that perfectly balances essential warehouse capabilities with dedicated office infrastructure.



Price	\$10 PSF
Property Type	Contractor Bay & Office Space
Building Area	1,800 SF
Annual Lease	\$18,000
Zoning Description	Light Industrial
TI Allowance	Negotiable
Property	Professionally Maintained
Lease Term	10 Year — Negotiable
Increases	Annual — Negotiable
Renewal Options	Two, 5 Year Each
Ideal Usage	Contractors, Trades, and Light Industrial

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Building Information



Tenancy	Multi-tenant Property
No. Stories	1
Clear Height	16'
Roll Up Doors	1 Door (16'x14')
Rail Access	None



Property Photos



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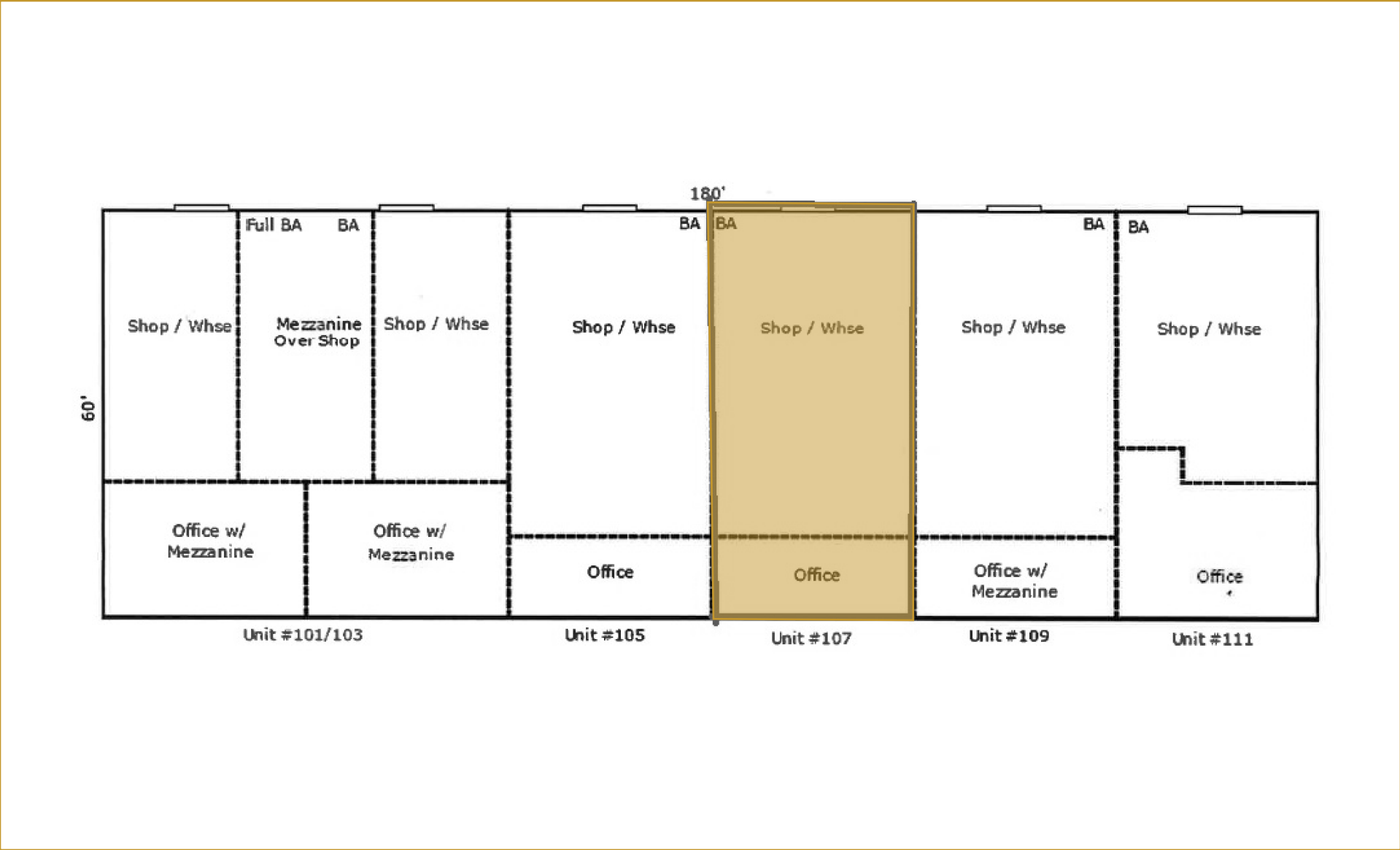
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Shop / Warehouse Space



Contact

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