

Office/Warehouse Space with Reception Area

6700 STEPHENS STATION ROAD SUITES 101 & 103, COLUMBIA, MO 65202



Walker Oglesby, Managing Broker
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(205) 478-0142



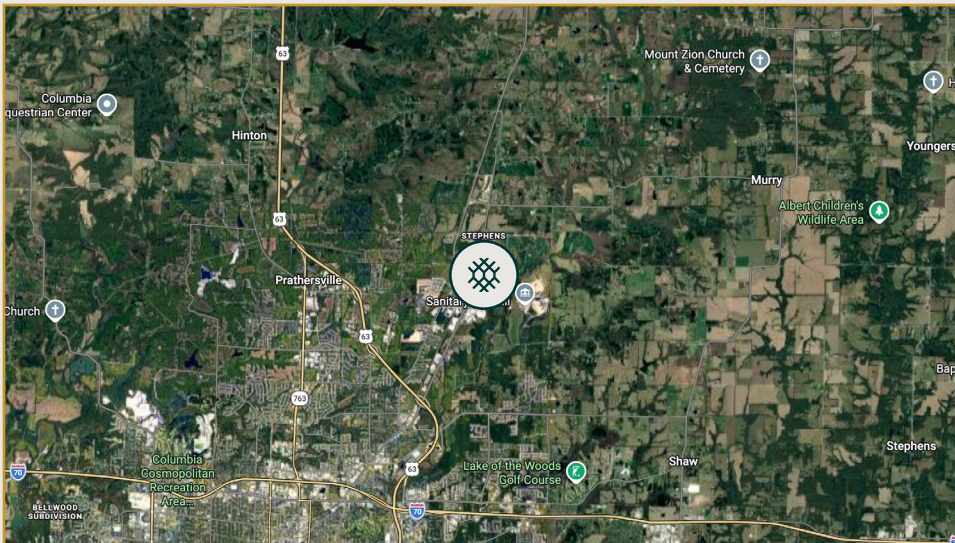
Property Overview



FOR LEASE \$9.50 PSF NNN

Located in a professionally maintained complex just off Route B, this ±3,600 SF commercial flex suite offers a highly functional and expansive layout for growing trade and service operations. The professional interior features a dedicated reception area, four private offices, and two restrooms, providing a self-contained environment perfectly suited for both daily administrative tasks and high-level client interaction.

The facility's operational strength lies in its large, high-utility garage bay, equipped with two roll-up doors and over 1,800 SF of dedicated warehouse and shop space. Strategically positioned for quick connectivity to the greater Columbia market and surrounding regional corridors, this versatile hub represents an excellent opportunity for contractors seeking a practical, accessible, and scalable home for their business.



Price	\$9.50 PSF NNN
Property Type	Office/Warehouse with Reception Area
Building Area	3,600 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	2 Doors (16'x14')
Rail Access	None



Property Photos



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Property Photos



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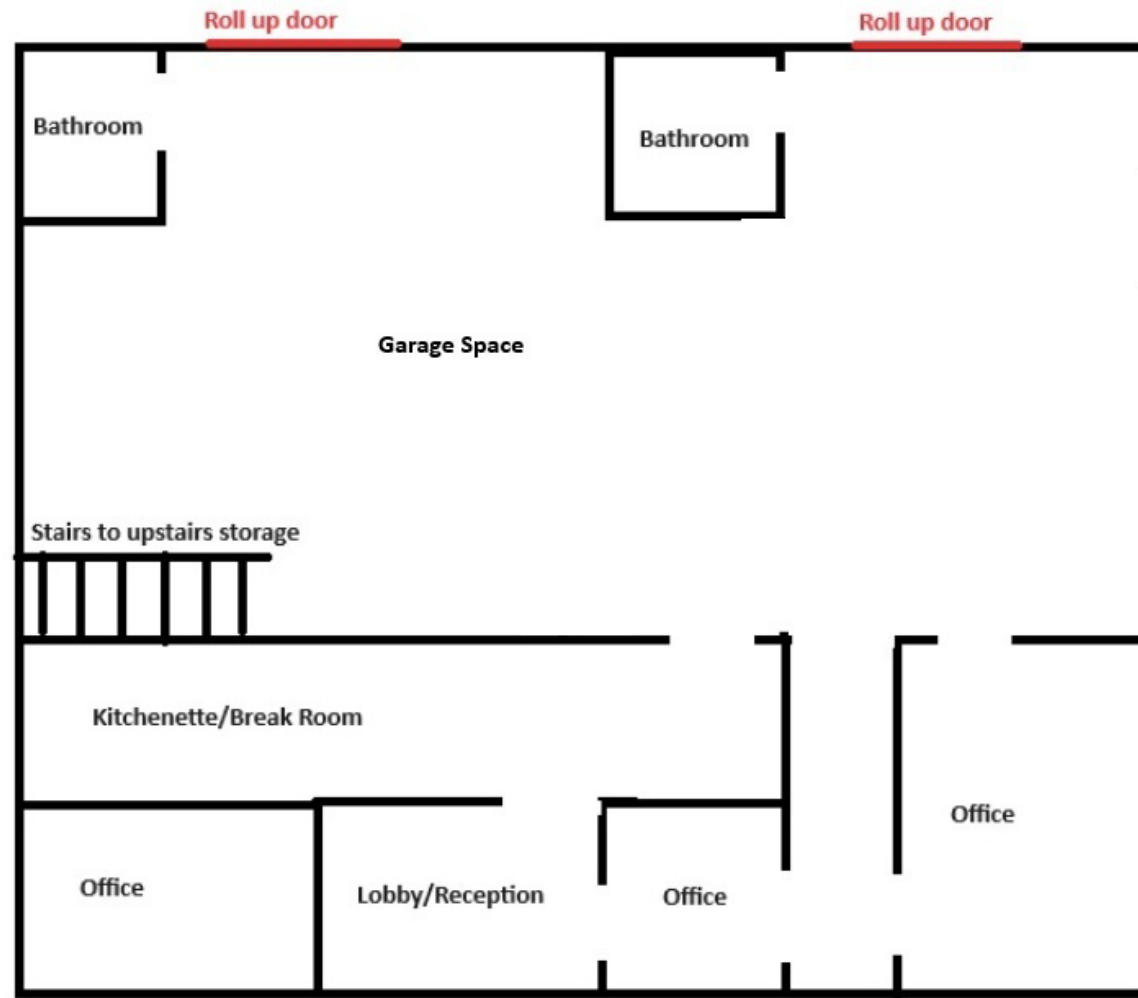


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