MALY
COMMERCIAL REALTY, INC

INDUSTRIAL PROPERTY FOR LEASE

RANGELINE BUILD TO SUIT- BUILDING 10

24 S RANGELINE ROAD, COLUMBIA, MO 65201

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

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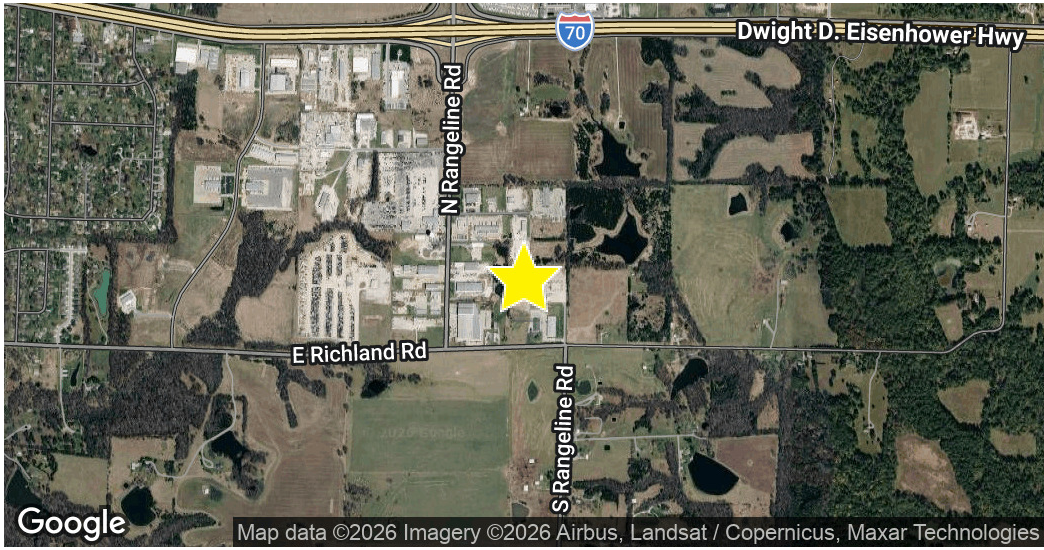

OFFERING SUMMARY

Lease Rate:	Email for pricing: Gina@malyrealty.com
Building Size:	20,000 SF
Zoning:	M-L

PROPERTY OVERVIEW

Industrial Build to suit opportunity just South of Route Z & I-70.

PROPERTY HIGHLIGHTS

- Rent on a NNN Basis
- Landlord will demise smaller
- Building 10
- ADDT for 1-70is 20,805

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SCALE: 1" = 100'

TOTAL SQUARE FOOTAGE	
BUILDING #	SIZE (SQUARE FEET)
1	20000
2	20000
3	12500
4	12500
5	20000
6	20000
7	20000
8	8000
9	20000
10	20000
11	24000
TOTAL	197000

TOTAL PUBLIC STREET (SQUARE YARDS) = 11,890 SQ YD

CONCEPT 1
RANGLINE ROAD PROPERTY
COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 24, 2023

ESOS
Engineering Surveys & Services
1113 Fay Street, Columbia, Mo 65201
573.445.9275
www.esos.com
Missouri Engineering Corp. # 2004006018

16126

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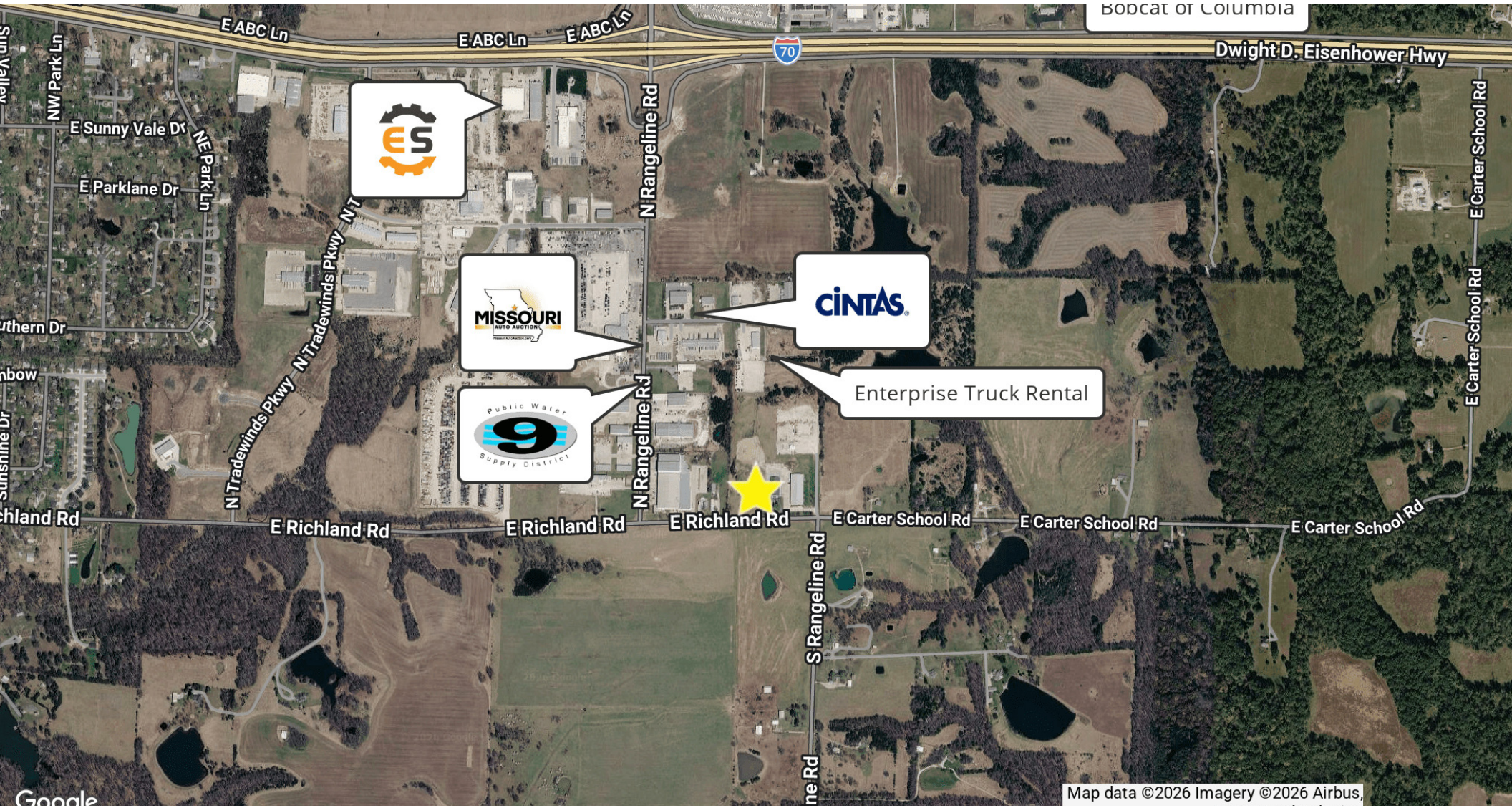

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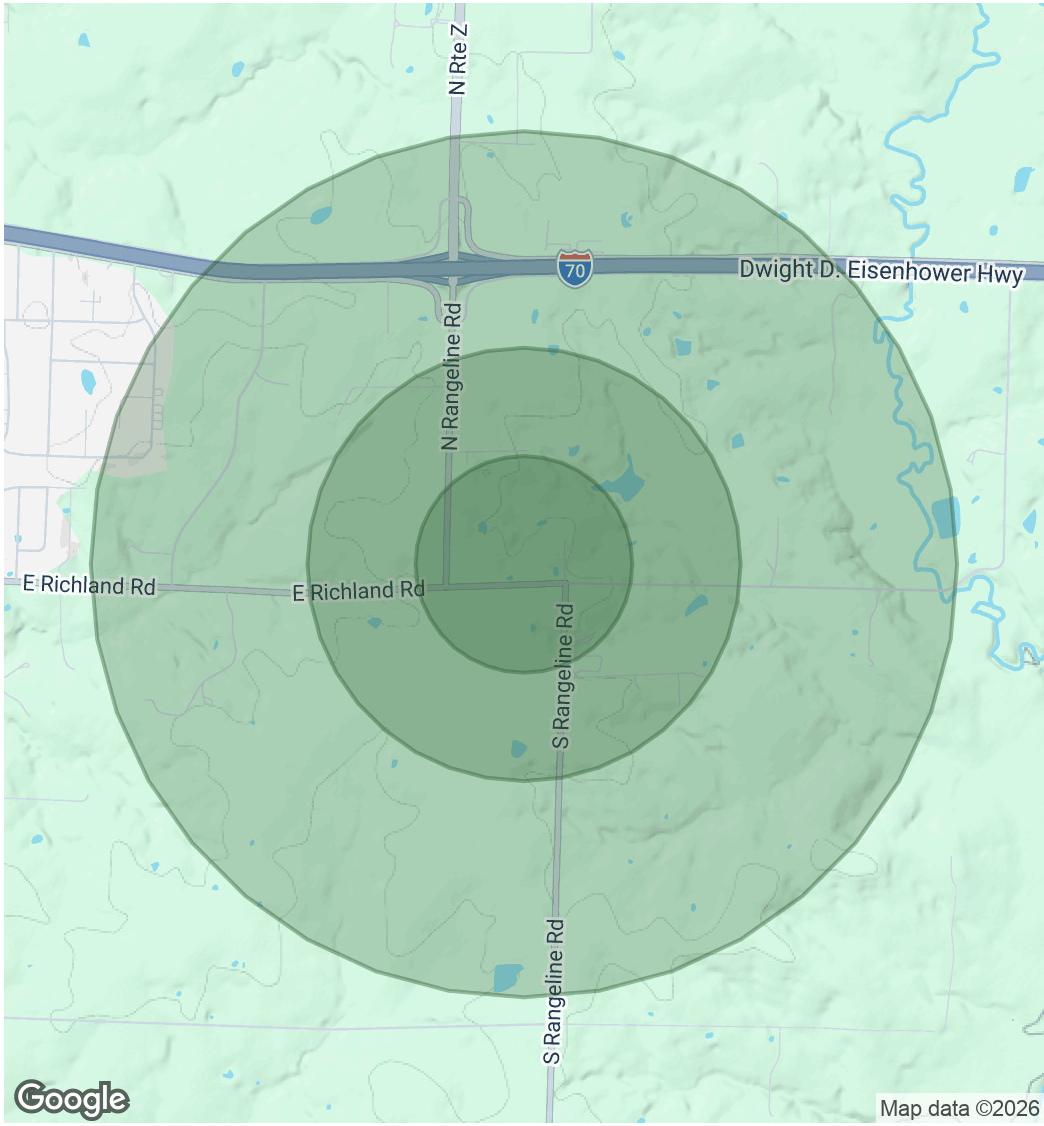
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	37	159	666
Average Age	49.8	47.7	45.9
Average Age (Male)	52.5	50.4	48.4
Average Age (Female)	49.6	47.0	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	78	319
# of Persons per HH	2.1	2.0	2.1
Average HH Income	$93,426	$88,067	$85,304
Average House Value	$178,861	$177,586	$177,246

2023 American Community Survey (ACS)



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