

4302 Bold Venture Dr. – Suites A, B & C

Columbia, MO 65202

FOR LEASE



3,000–5,000 SF

AVAILABLE

\$3,370–\$5,200

PER MONTH

NNN Included

IN ASKING RATE

Two Suites

CONTIGUOUS / COMBINABLE

PROPERTY HIGHLIGHTS

- Flexible configuration – lease 3,000 SF or combine suites for 5,000 SF
- Fully climate-controlled shop with two 14' overhead doors
- 2,000 SF open warehouse suite, contiguous to Suite A/B
- Reception area, two restrooms & kitchenette in office suite
- 1,000 SF of professional office space with 4 private offices
- Mezzanine level above office for additional storage
- Landlord pays all utilities on both configurations
- Located in an established Bold Venture Dr. industrial park

AVAILABILITY & PRICING

SUITE	SIZE	CONFIGURATION	RATE	AVAILABLE
Suite A/B	3,000 SF	1,000 SF Office / 2,000 SF Shop	\$3,370/Mo – NNN Included*	January 1, 2027
Suites A/B/C Combined	5,000 SF	Office, Shop & Open Warehouse	\$5,200/Mo – NNN & Utilities Included	Contact Broker



MAHER
COMMERCIAL REAL ESTATE

Jack Maher III

President

573.228.6321

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Maher Commercial Real Estate makes no warranty as to the accuracy of this information and recommends independent verification.

WWW.MAHERCRE.COM

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Aerial View



Building Exterior



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Suite A/B – 3,000 SF

Office & Shop Space

- 1,000 SF of office space with 4 private offices
- Waiting / reception area
- Two restrooms
- Kitchenette
- 2,000 SF fully climate-controlled shop
- Two 14' overhead doors
- Mezzanine level above office for additional storage
- Landlord pays all utilities

**\$3,370/Month – NNN Included* | Available
1/1/2027**

Suite C – 2,000 SF

Open Warehouse Space

- Open warehouse floor plan
- Previously operated as a basketball training facility
- One 14' overhead door
- Restroom
- Thermostat-controlled (heat only)
- Contiguous to Suite A/B
- May be combined with Suite A/B for 5,000 SF total

**Combine with A/B for \$5,200/Month – NNN &
Utilities Included**

TOTAL AVAILABLE
3,000–5,000 SF

LEASE RATE
\$3,370–\$5,200/Mo

NNN
Included in Rate*

UTILITIES
Landlord Paid



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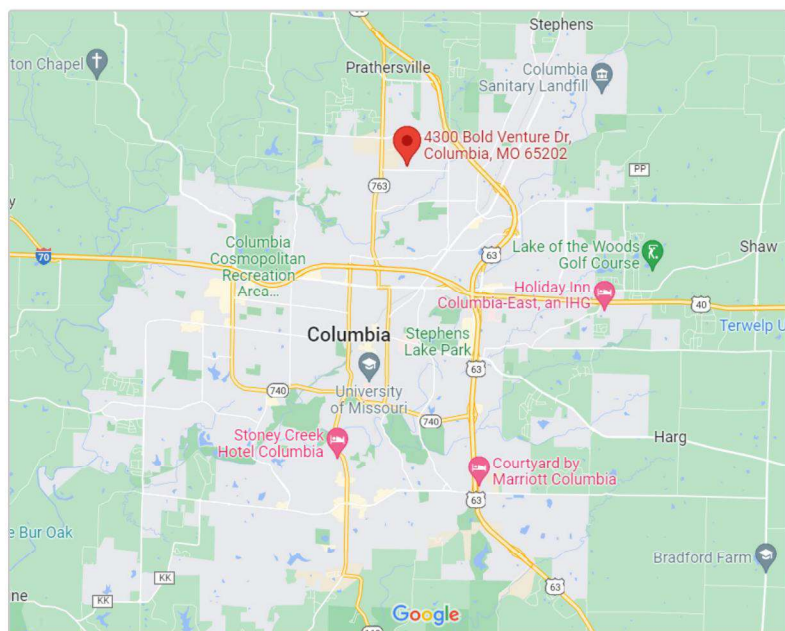
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FOR LEASE



LOCATION



LOCATION HIGHLIGHTS

- Situated in an established Bold Venture Dr. industrial/flex park
- Convenient access to US-63 and I-70 for regional distribution
- Minutes from downtown Columbia and the University of Missouri
- Surrounded by residential rooftops supporting local service and trade businesses
- Secure, gated site with ample concrete parking and maneuvering area

PROPERTY ADDRESS

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