

# Columbia Regional Airport Ashland Industrial Park



Regional Economic Development Inc.  
*Serving Columbia/Boone County, Missouri since 1988*



COLUMBIA  
CHAMBER  
OF COMMERCE

**S**OUTHERN BOONE CHAMBER  
OF COMMERCE  
ASHLAND - HARTSBURG

## Industrial Lots For Sale Ashland, Missouri

Dear Business Owner:

If you haven't recently considered the cost of what you're paying for your current business location, now is a great time to do so. Ashland Industrial Park offers a combination of access and affordability that is hard to find anywhere else.

Located at Columbia Regional Airport—convenient to both Columbia and Jefferson City—you'll have easy access to employees and potential new customers from both of these major mid-Missouri markets, as well as smaller cities in the area.

A larger pool of potential employees will help to ensure you get the right people at the most competitive labor costs. A central location broadens your options for sales and distribution.

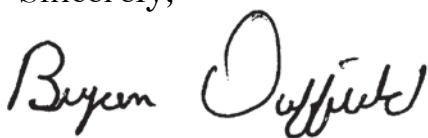
At Ashland Industrial Park, you'll also find a lower price per square foot than you would pay for a similar quality property anywhere else in the region. With the area rapidly growing and developing, getting in now helps to ensure that you'll pay the lowest possible prices for your property.

Also consider the benefits of cash flowing your investment by renting your building and taking advantage of receiving income from the portion of your property that you don't need for yourself.

If you're paying too much for your current location, and your business doesn't require high customer visibility, Ashland Industrial Park may be the right place for you. Three lots have already been sold, so you'd be joining an active and growing community of businesses.

Please read the enclosed brochure, then give us a call to learn more about this great opportunity.

Sincerely,

A handwritten signature in black ink that reads "Bryan Duffield". The signature is written in a cursive, flowing style.

Bryan Duffield  
Developer

# Why Ashland Industrial Park

Location is critical to the success of your business, whether it be the proximity to market, resources, transportation, or that vital work force. The fact is Ashland Industrial has these qualities.

The Columbia Regional Airport is in a great location for regional business. It is central to all our major markets. The airport is now beginning implementation of its \$60 M master plan. These improvements will include larger aircraft facilities and will enable handling of more and larger aircraft for both cargo and passenger traffic.

MoDot is presently improving Hwy 63 around the airport and will begin building a new overpass at the airport main entrance. These improvements will begin in the Fall of 2011. This will improve traffic safety and the navigation of larger vehicles as they enter and exit the area. The expanding and more vital airport will become an economic magnet for the Mid-Missouri area.

All sites are shovel ready with established zoning easements, covenants and utilities, solving many construction and scheduling issues. Begin your project faster, get quicker approval and be operational sooner.

Ashland Industrial Park is now the place to locate or expand your new or existing business.

**Visit us at**

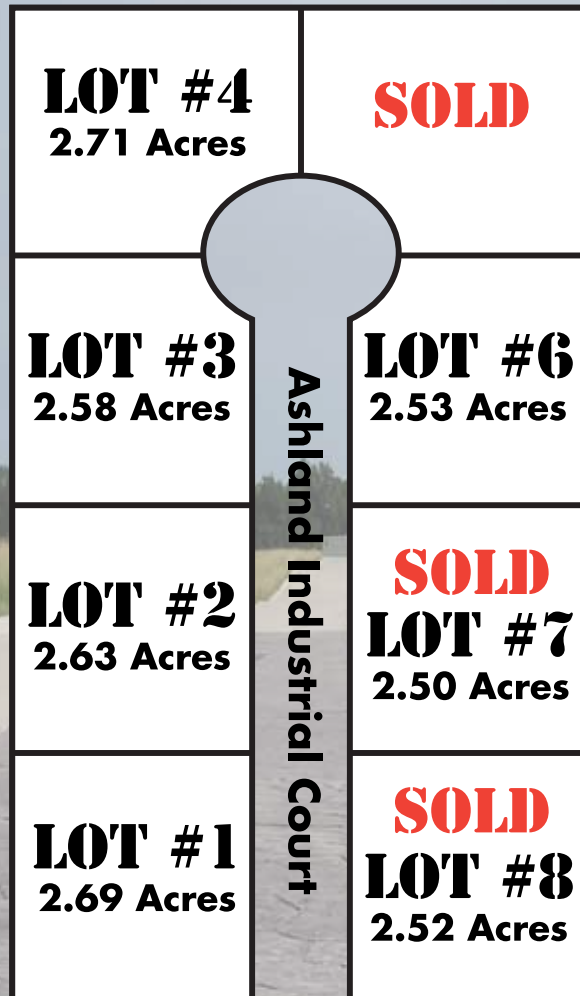
**[www.AshlandIndustrialPark.com](http://www.AshlandIndustrialPark.com)**

## Land Use

Permitted uses include:

1. Manufacturing
2. Service Business (construction, moving, etc)
3. Wholesale, Warehousing, Distribution
4. Retail Sales of products made on site
5. Research, Development and Testing facilities
6. Storage Units
7. Propane Sales
8. Trucking

# Ashland Industrial Park



**Priced At \$2.25 Square Foot**

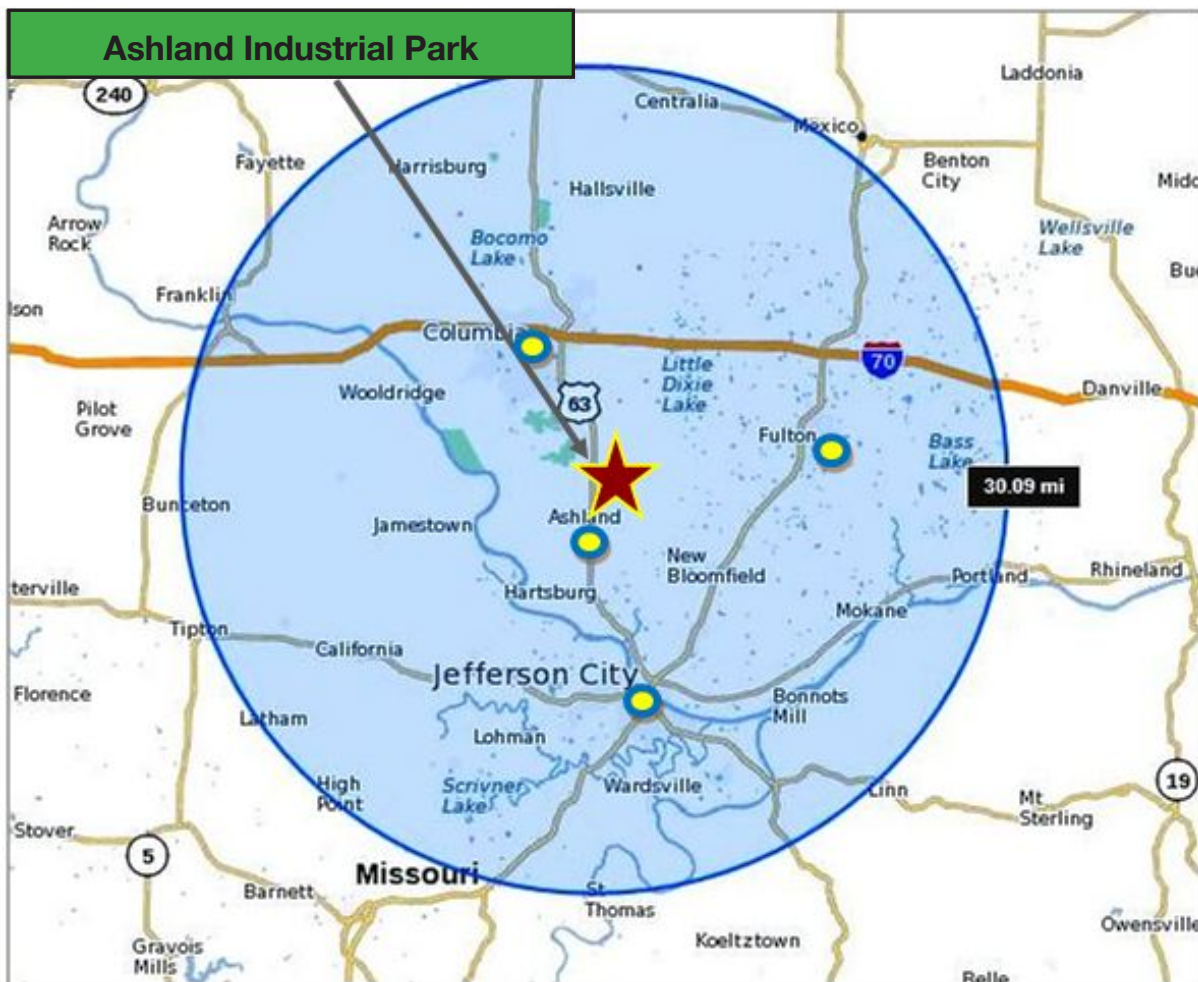
## Contacts:

**Bryan Duffield**  
**(573) 673-1100**

**Bill Harper**  
**(573) 529-0594**

## Zoning and Amenities

1. Zoned Airport Industrial
2. Protective Covenants
3. Shovel-Ready
4. Site Average 2.6 Acres
5. Utilities (See website)
6. 23 +/- Acres Flat to Sloped
7. Airport Improvements (See website)
8. Great Location



## 2010 Demographics Report (30 Mile Radius)

### Population Total: 311,467

(Information provided by Missouri CORE)

<b>Sex</b>		<b>Total Households</b>		<b>Housing</b>	
Male	155,010	Households	124,407	Total Dwellings	136,607
Female	156,457	Families	76,744	Owner-Occupied	79,295
				Renter-Occupied	45,112
<b>Age Distribution</b>		<b>Household Income</b>		Housing Units	124,407
0-4	19,951	<\$10k	9,401	Occupied	
5-9	19,500	\$10-\$20k	13,601		
10-19	41,038	\$20-\$30k	15,739	<b>Education (Age 25+) 202,369</b>	
20-29	55,987	\$30-\$40k	13,786	< Grade 9	5,990
30-39	42,946	\$40-\$50k	13,016	Grade 9-12	13,842
40-49	41,522	\$50-\$60k	11,449	High School	61,610
50-59	39,734	\$60-\$75k	14,268	Some College	37,589
60-64	15,255	\$75-\$100k	15,905	Associate Degree	12,673
65+	35,534	>\$100k	17,242	Bachelor Degree	42,690
				Graduate Degree	27,975
<b>Race Distribution</b>		<b>Labor Force Status</b>		<b>Size of Household</b>	
White	272,464	Labor Force	170,527	1 Person	35,987
Black	25,863	Employed	157,537	2 Person	43,811
American Indian	1,337	Unemployed	12,256	3 Person	21,482
Asian	6,707	In Military	734	4 Person	14,825
Pacific Islander	101	Not in Labor Force	77,847	5 Person	5,851
Other	1,357			6+ Person	1,718
Multirace	3,638				
Hispanic	7,234				



Lot #4

**Samuel  
SOLD  
Excavating**

Lot #3

Lot #6

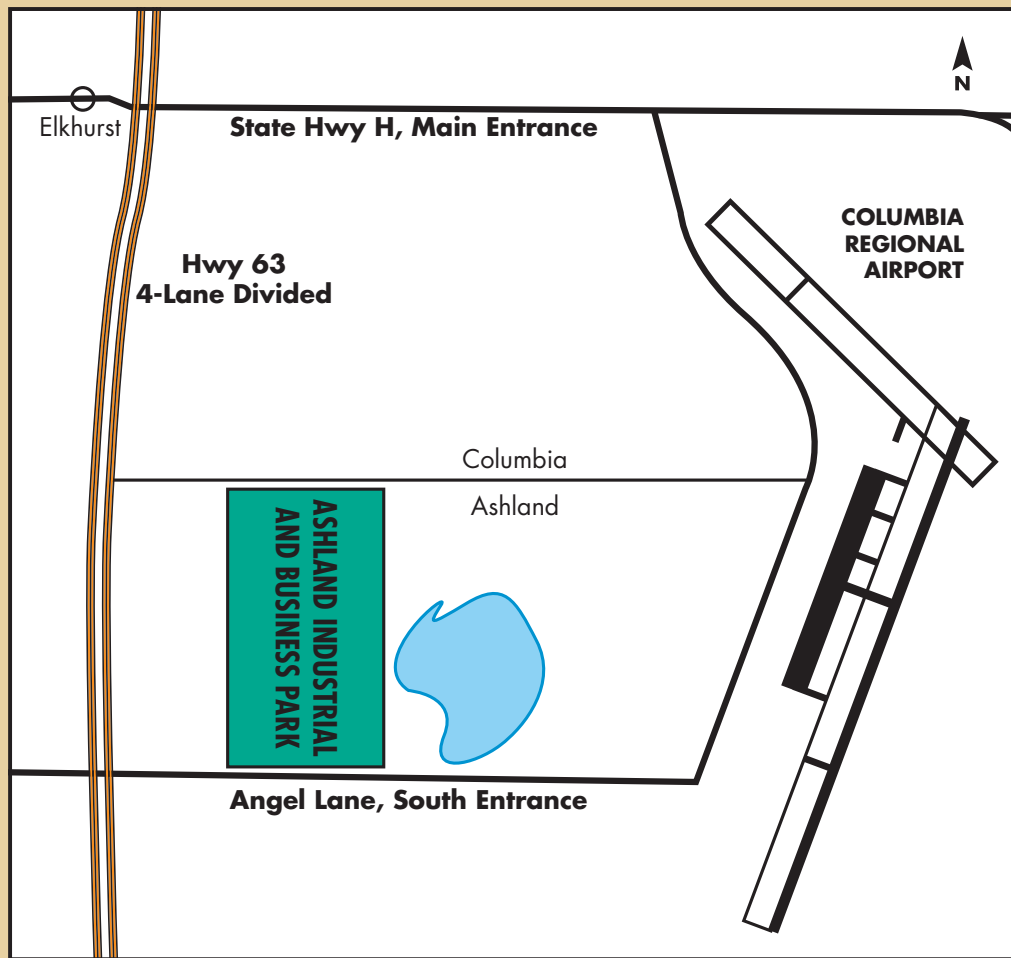
Lot #2

**Central  
Lot #7  
Concrete**

Lot #1

**Central  
Lot #8  
Concrete**

**Angel Lane**



Ashland Industrial Park is located in Ashland, MO, just west of Columbia Regional Airport, a perfect location for any business seeking to serve Columbia, Jefferson City, Ashland, Fulton and Kingdom City. All these markets are comfortably within a 30-mile radius with a combine workforce of **170,527** and a population of approximately **311,467** people.