



FOR LEASE | **574,500 SF**
200 ACADEMIC WAY | **TROY, MO**

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PROPERTY HIGHLIGHTS



**IMMEDIATE ACCESS
TO US-61**



**MULTIPLE DOCK
LOCATIONS**



**EMPLOYEE BREAK
ROOM**



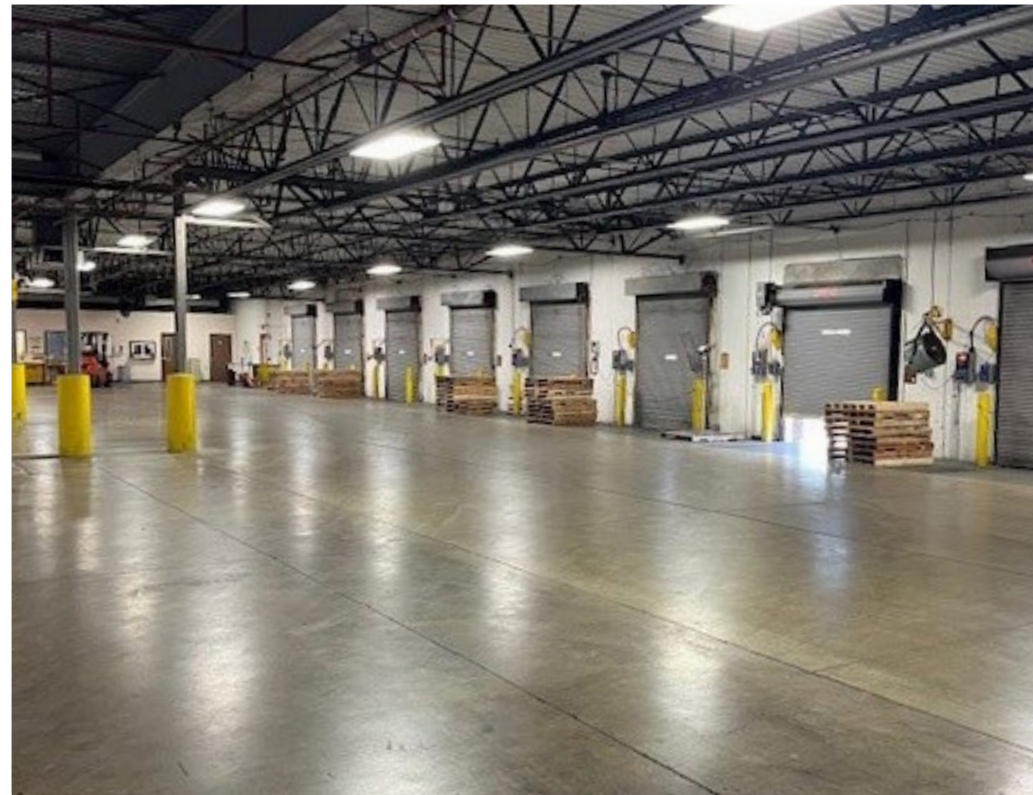
NEW ROOF



PROPERTY DETAILS

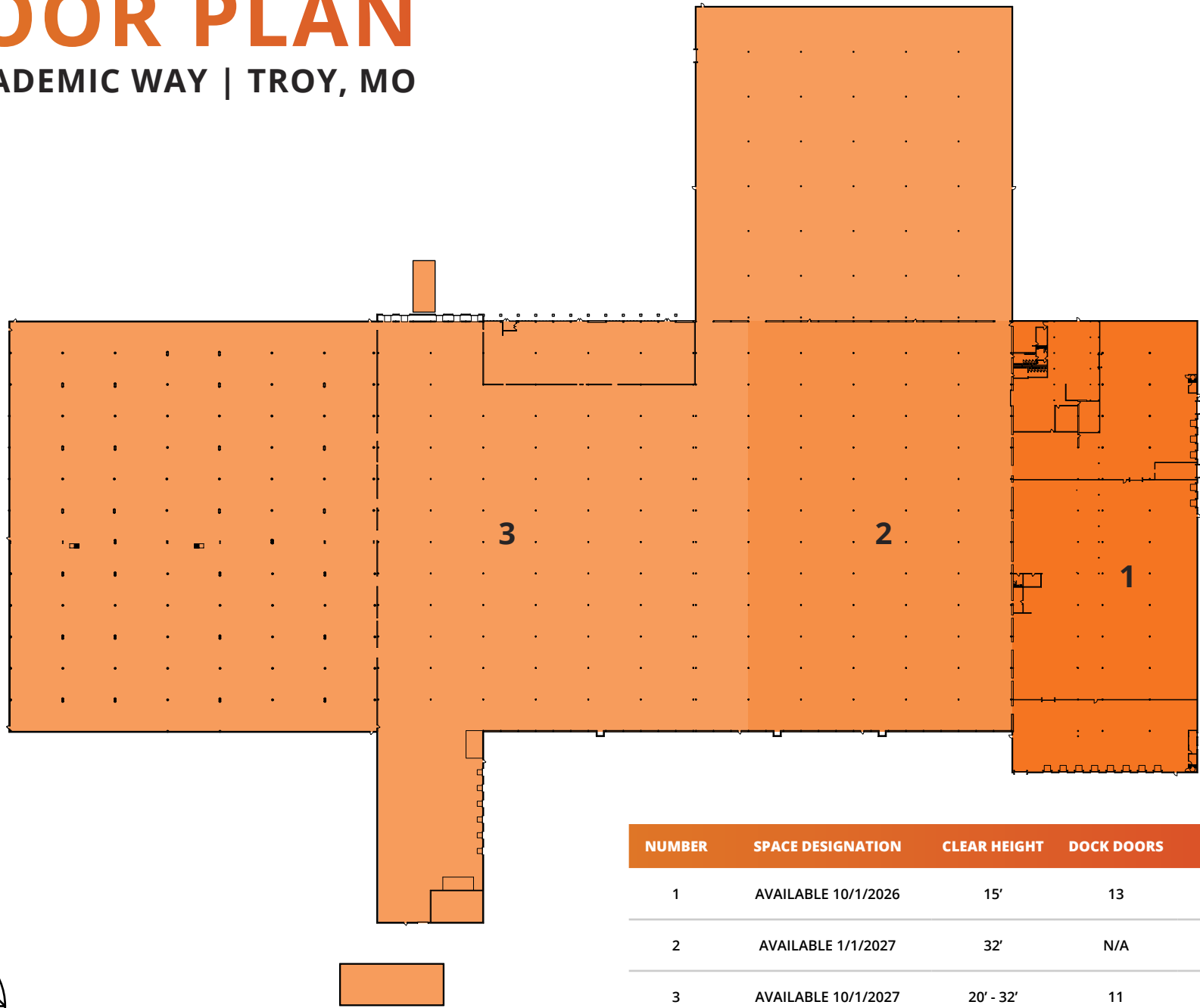
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AVAILABLE SPACE	574,500 SF
WAREHOUSE SPACE	550,500 SF
OFFICE SPACE	24,000 SF
CLEAR HEIGHT	15' - 32'
DOCK DOORS	24
DRIVE-IN DOORS	5
COLUMN SPACING	50' x 30'
ROOF	Primarily TPO
POWER	Two Main Service: 2000 Amp, 3-Phase, 4-Wire, 277/480 Volt
WATER & SEWER	Provided by the City of Troy
ELECTRIC & NATURAL GAS	Provided by Ameren
YEAR BUILT	1969, with Additions in 1986 & 1998
FIRE SUPPRESSION	100% Sprinklered Some ESFR
PARKING	190 Spaces
LAND AREA	37.64 Acres
ZONING	I-1: Light Industrial District
PARCEL ID	157036000000024000 157036000000022000



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE 10/1/2026	15'	13	75,943 SF
2	AVAILABLE 1/1/2027	32'	N/A	98,370 SF
3	AVAILABLE 10/1/2027	20' - 32'	11	400,187 SF
TOTAL				574,500 SF

LOCATION MAP

200 ACADEMIC WAY | TROY, MO

ST. LOUIS, MO	54 MILES
SPRINGFIELD, MO	212 MILES
KANSAS CITY, MO	216 MILES
INDIANAPOLIS, IN	288 MILES
LOUISVILLE, KY	314 MILES

