

1615 Radio Hill Rd.

Boonville, MO



88,000 SF

TOTAL BUILDING

5.6 Acres

SITE (+ ADD'L
AVAILABLE)

\$6.25/SF

NNN ASKING RATE

12'-15'

CEILING HEIGHTS

9,000 Amps

DEDICATED POWER

9/1/2026

AVAILABLE

PROPERTY OVERVIEW

- Entire 88,000 SF industrial building available September 1, 2026
- Industrial facility with secured, fenced laydown yard
- Situated on 5.6 acres, with additional land available subject to terms
- Substantial electrical and site infrastructure, including a 6 MW transformer dedicated to the building (9,000 amps)
- 12'-15' clear ceiling heights
- 4 loading docks and 6 overhead doors throughout the building
- Ample on-site parking
- Adjacent to I-70, two hours from both St. Louis and Kansas City
- Well suited for distribution, manufacturing, and storage
- Terms dependent on tenant credit, use, power requirements, and improvement needs

LEASE TERMS

Available	Entire 88,000 SF
Asking Rate	\$6.25 / SF, NNN
2026 NNN	\$1.00 / SF
Lease Term	Five-year minimum
Occupancy	September 1, 2026
Site	5.6 acres (more available)

Jack L. Maher III

President

573.228.6321 | maher3@jlmproperties.com

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PROPERTY PHOTOS



Front elevation, brick office frontage with primary entrance



Drive-in and dock-high loading access serving the warehouse

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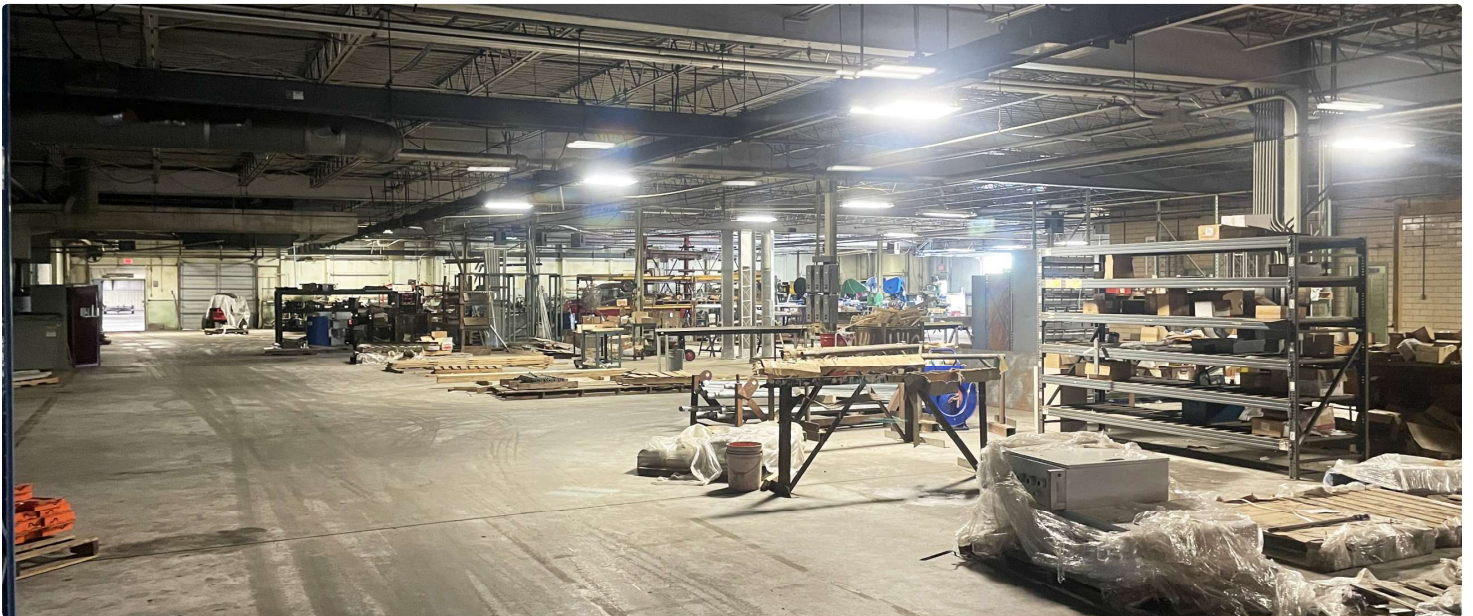
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BUILDING & SITE



Exterior elevation with grade-level overhead doors and side drive



Open warehouse interior, clear-span work and storage area

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SITE PLAN & SPECIFICATIONS



Subject site outlined in red — 5.6 acres fronting Radio Hill Rd. with additional land available

Building Size

88,000 SF total, available in its entirety

Laydown Yard

Secured, fenced outdoor laydown / storage area

Loading

4 loading docks and 6 overhead doors

Parking

Ample on-site parking

Site

5.6 acres; additional land available subject to terms

Ceiling Heights

12' to 15' clear

Power

6 MW transformer dedicated to the building, 9,000 amps

Best Use

Distribution, manufacturing, and storage

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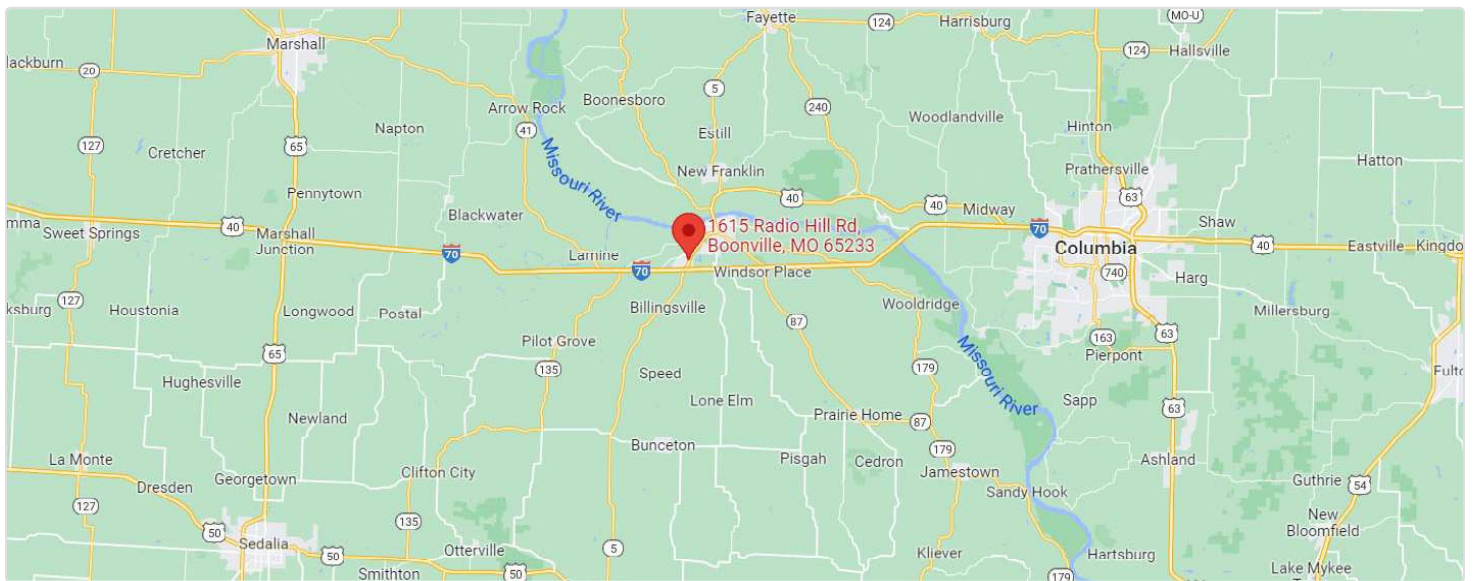
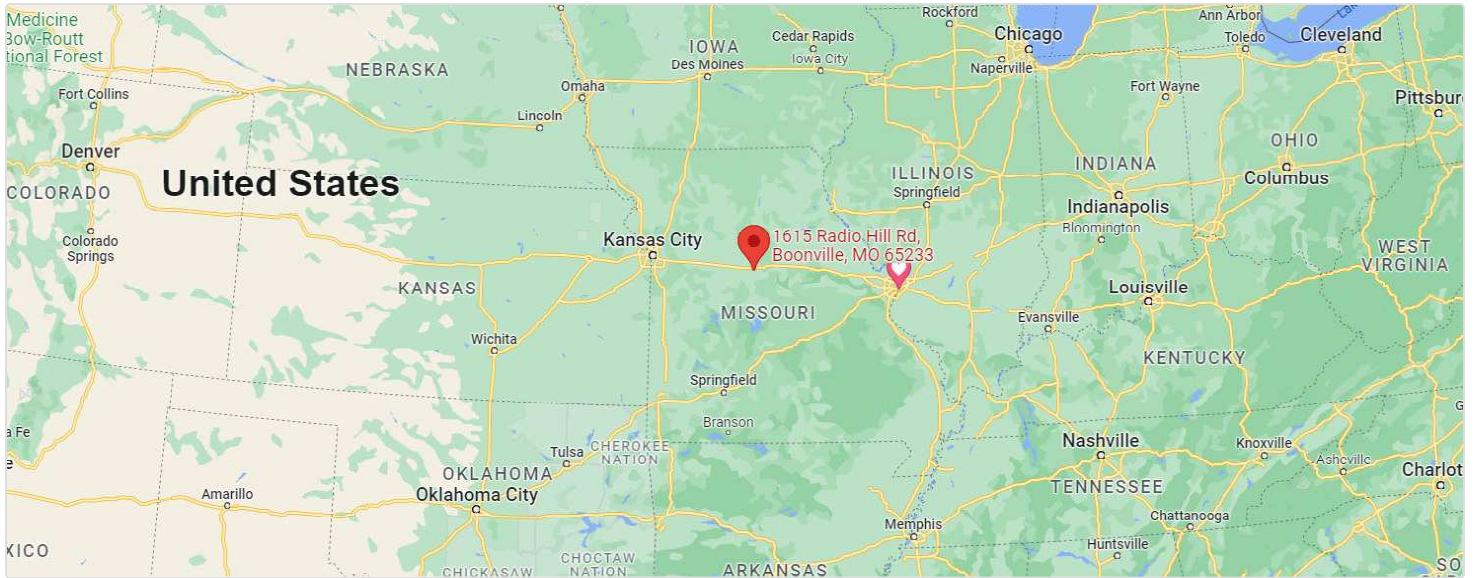
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LOCATION



LOCATION HIGHLIGHTS

- Directly adjacent to Interstate 70 in Boonville, MO
- Roughly 30 minutes west of Columbia, MO
- Approximately two hours from both St. Louis and Kansas City
- Established industrial corridor with rail and agribusiness neighbors

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