

FOR LEASE | 574,500 SF

200 ACADEMIC WAY | TROY, MO

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PROPERTY HIGHLIGHTS

- IMMEDIATE ACCESS TO US-61
- MULTIPLE DOCK LOCATIONS
- RECENTLY RENOVATED OFFICES, CAFETERIA, & BREAK ROOMS
- NEW ROOF

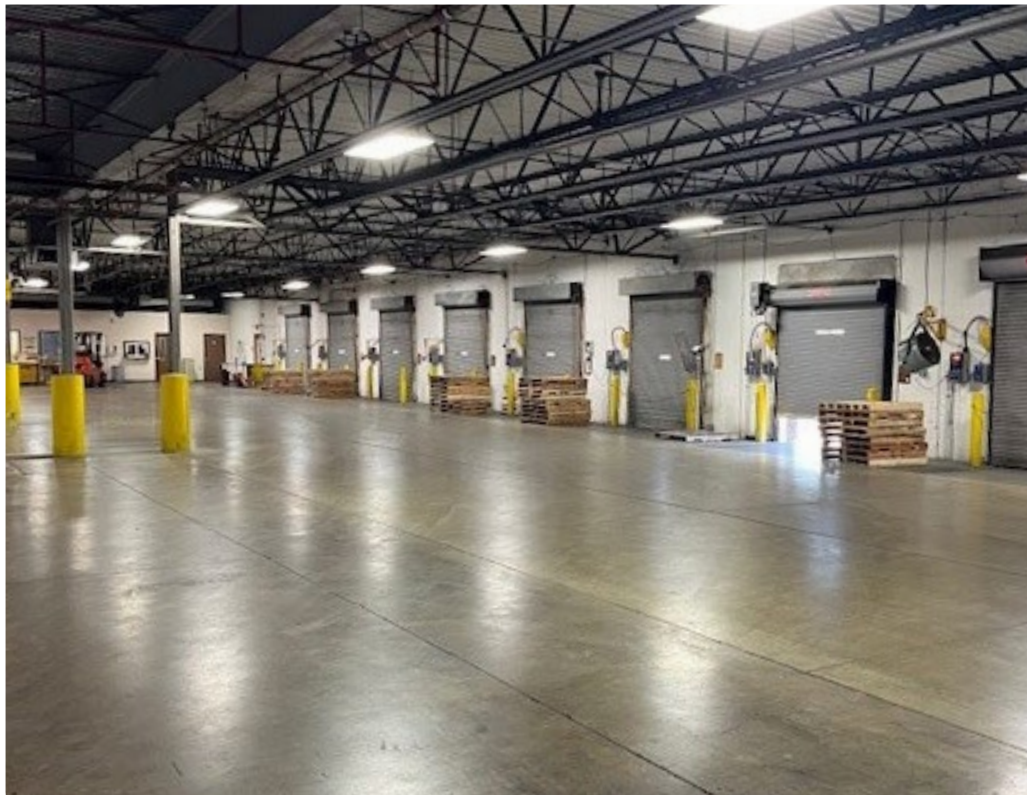


PROPERTY DETAILS

200 ACADEMIC WAY | TROY, MO

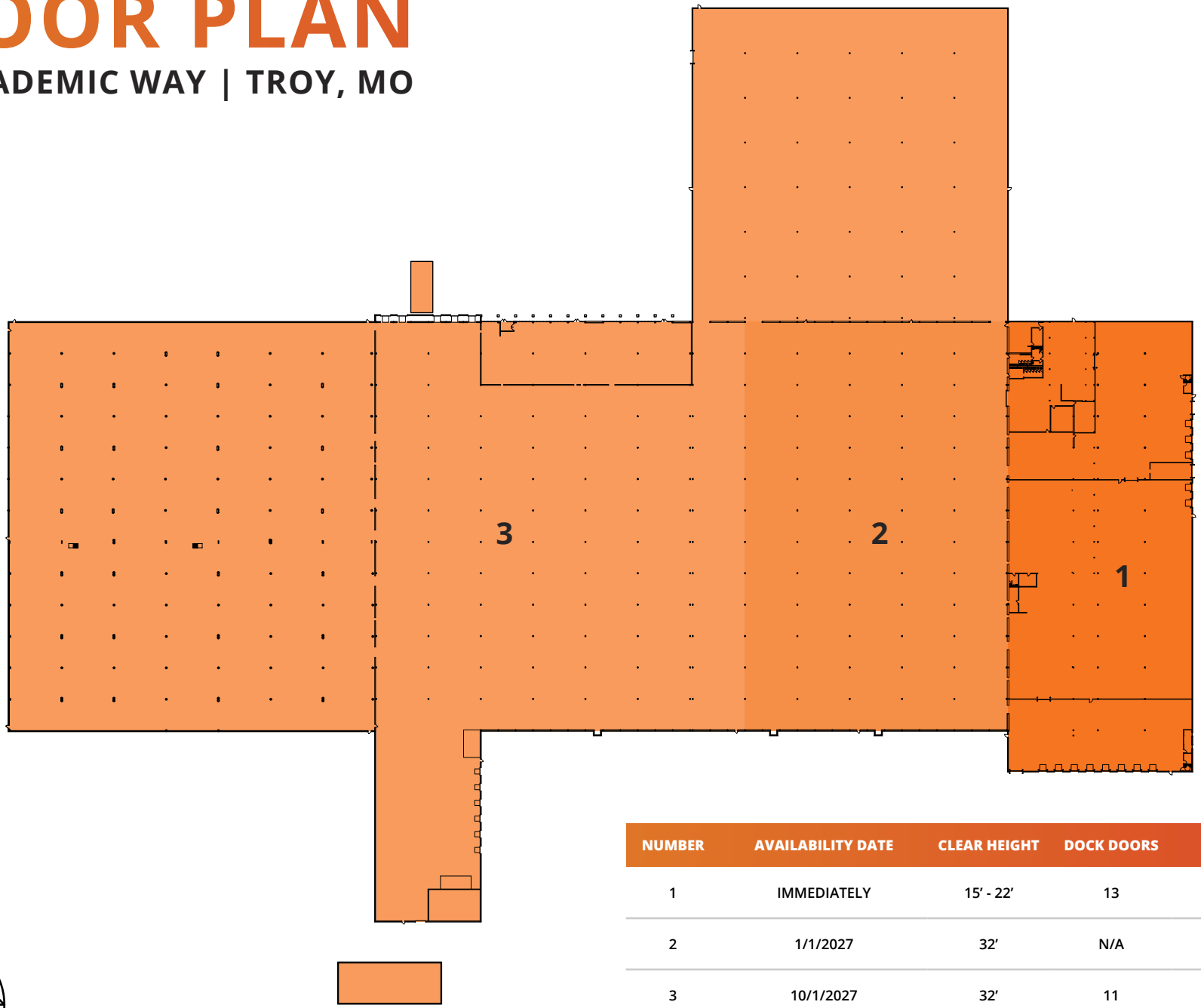
AVAILABLE SPACE	574,500 SF
WAREHOUSE SPACE	550,500 SF
OFFICE SPACE	24,000 SF
CLEAR HEIGHT	15’ - 32’
DOCK DOORS	24
DRIVE-IN DOORS	5
COLUMN SPACING	50’ x 30’
ROOF	Primarily TPO
POWER	Two Main Service: 2000 Amp, 3-Phase, 4-Wire, 277/480 Volt
WATER & SEWER	Provided by the City of Troy
ELECTRIC & NATURAL 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	AVAILABILITY DATE	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	IMMEDIATELY	15' - 22'	13	75,943 SF
2	1/1/2027	32'	N/A	98,370 SF
3	10/1/2027	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

