



**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**



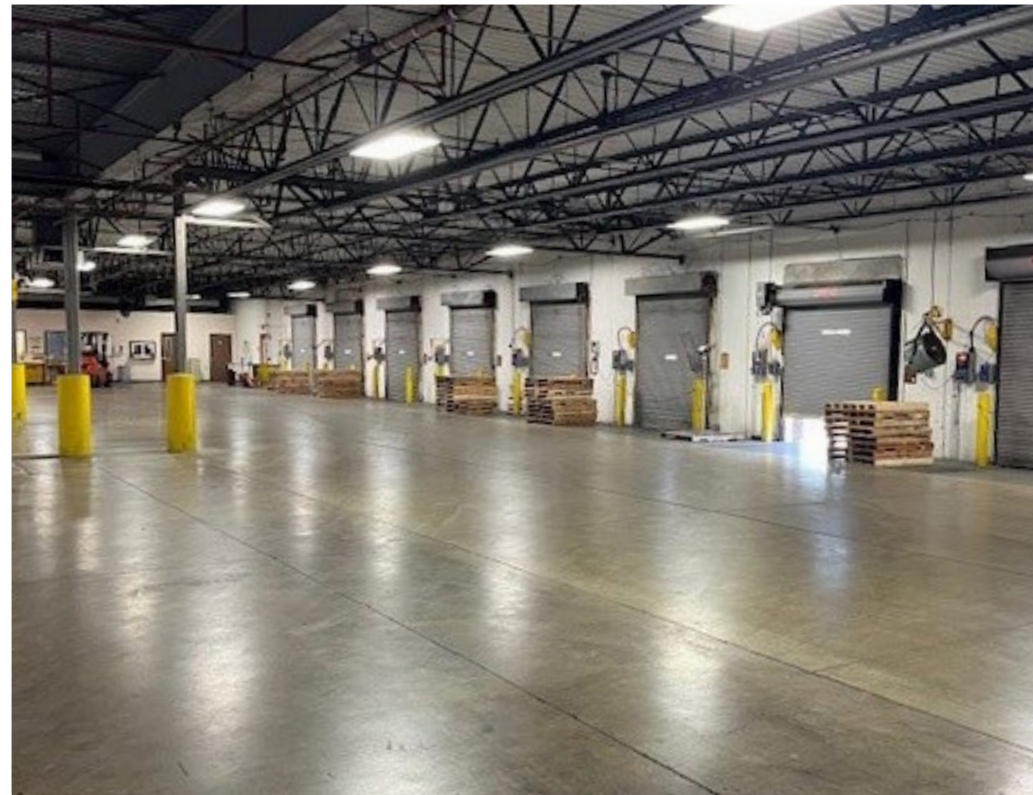
**NEW ROOF**



# PROPERTY DETAILS

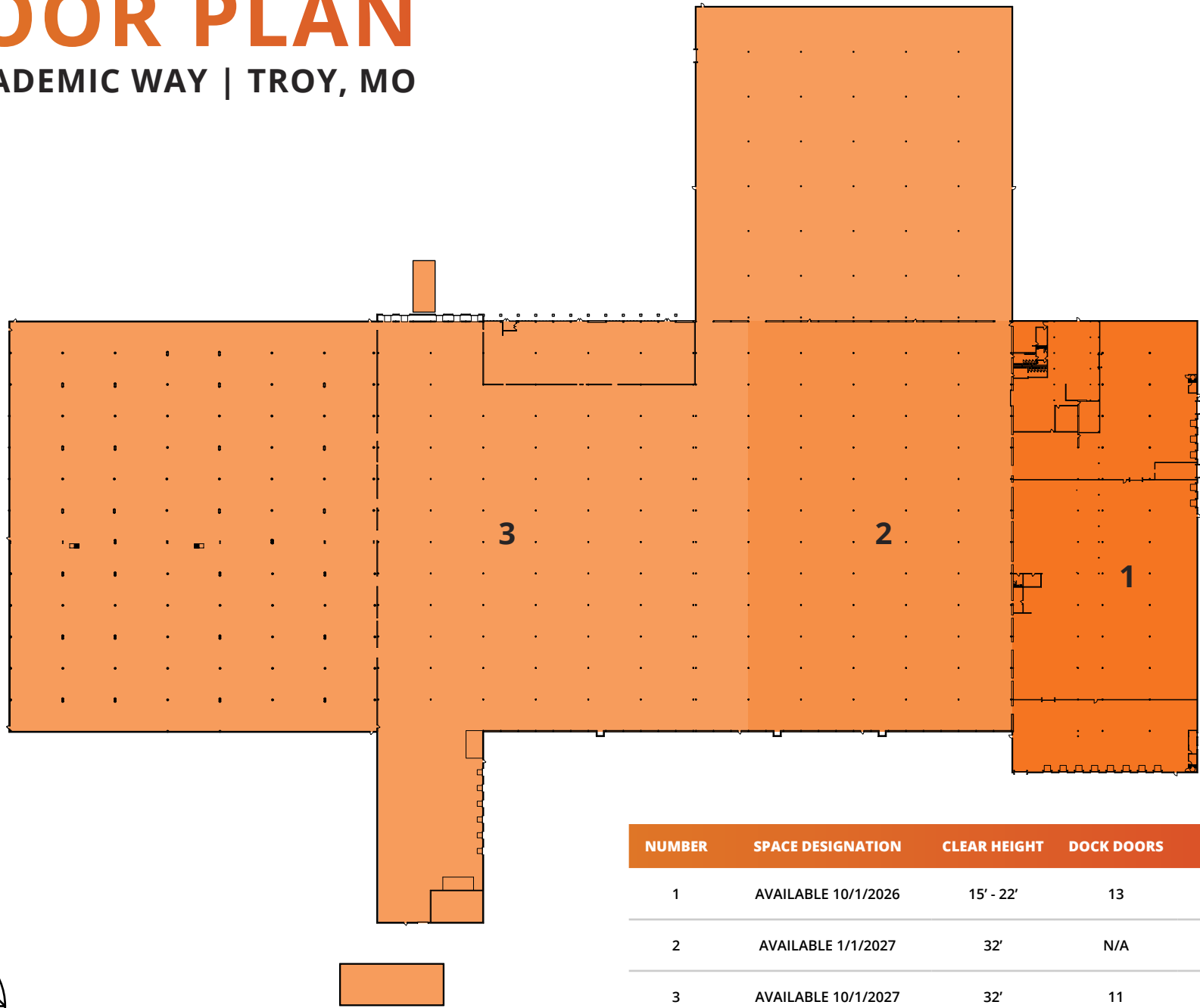
## 200 ACADEMIC WAY | TROY, MO

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

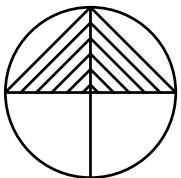


# FLOOR PLAN

200 ACADEMIC WAY | TROY, MO



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	AVAILABLE 10/1/2026	15' - 22'	13	75,943 SF
2	AVAILABLE 1/1/2027	32'	N/A	98,370 SF
3	AVAILABLE 10/1/2027	32'	11	400,187 SF
<b>TOTAL</b>				<b>574,500 SF</b>



# 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

