FOR LEASE

200 ACADEMIC WAY

574,500 SF
TROY, MO

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

PHOENIX
LOGISTICS
Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

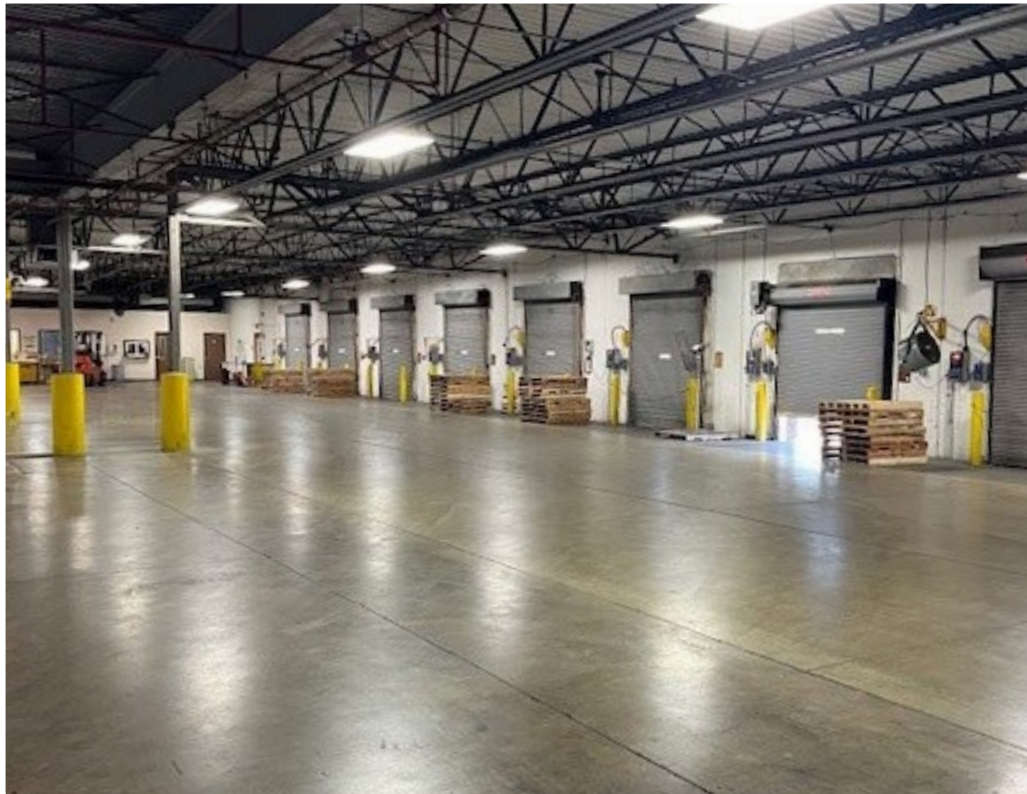
PROPERTY HIGHLIGHTS

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

PROPERTY DETAILS

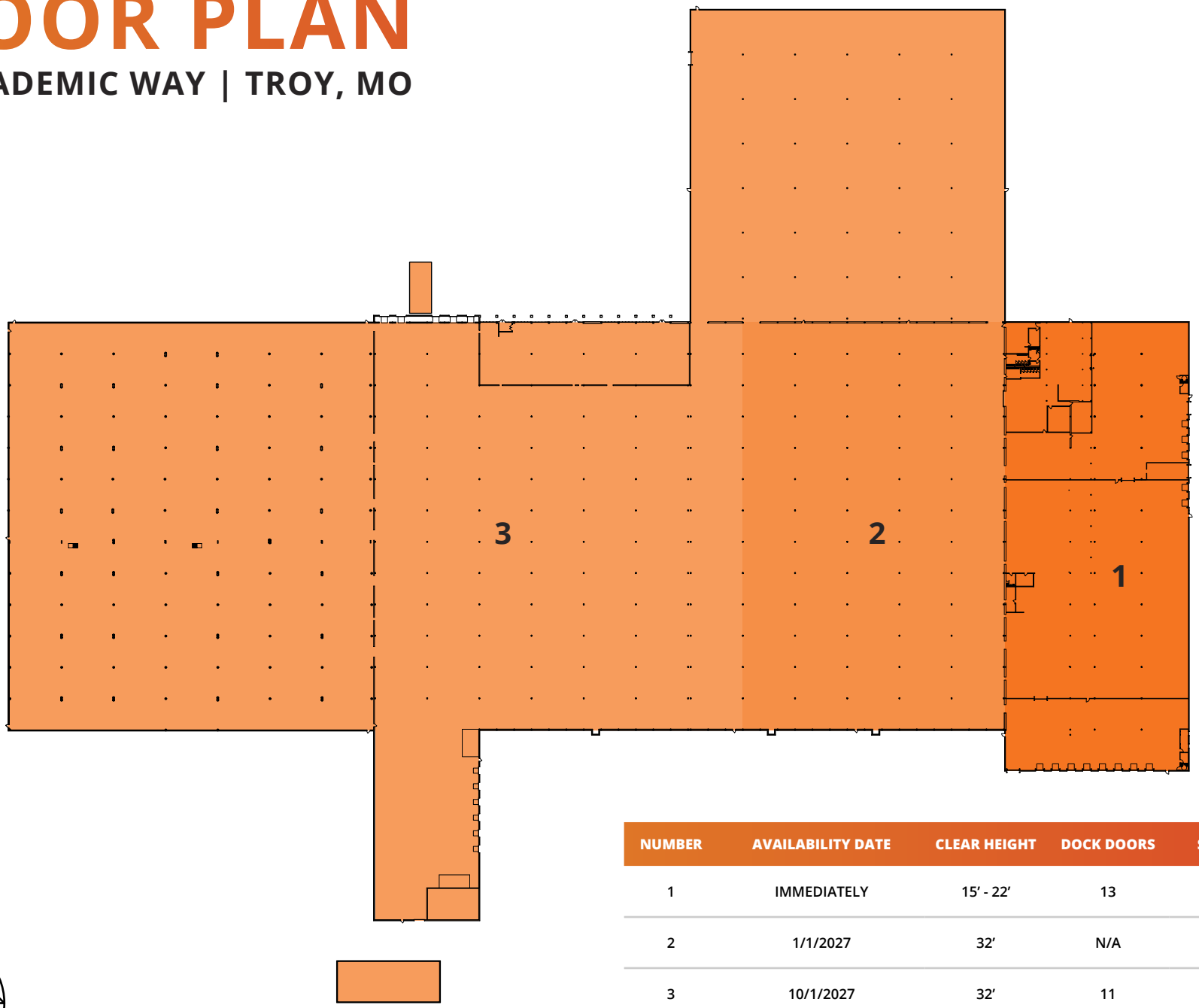
200 ACADEMIC WAY | TROY, MO

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

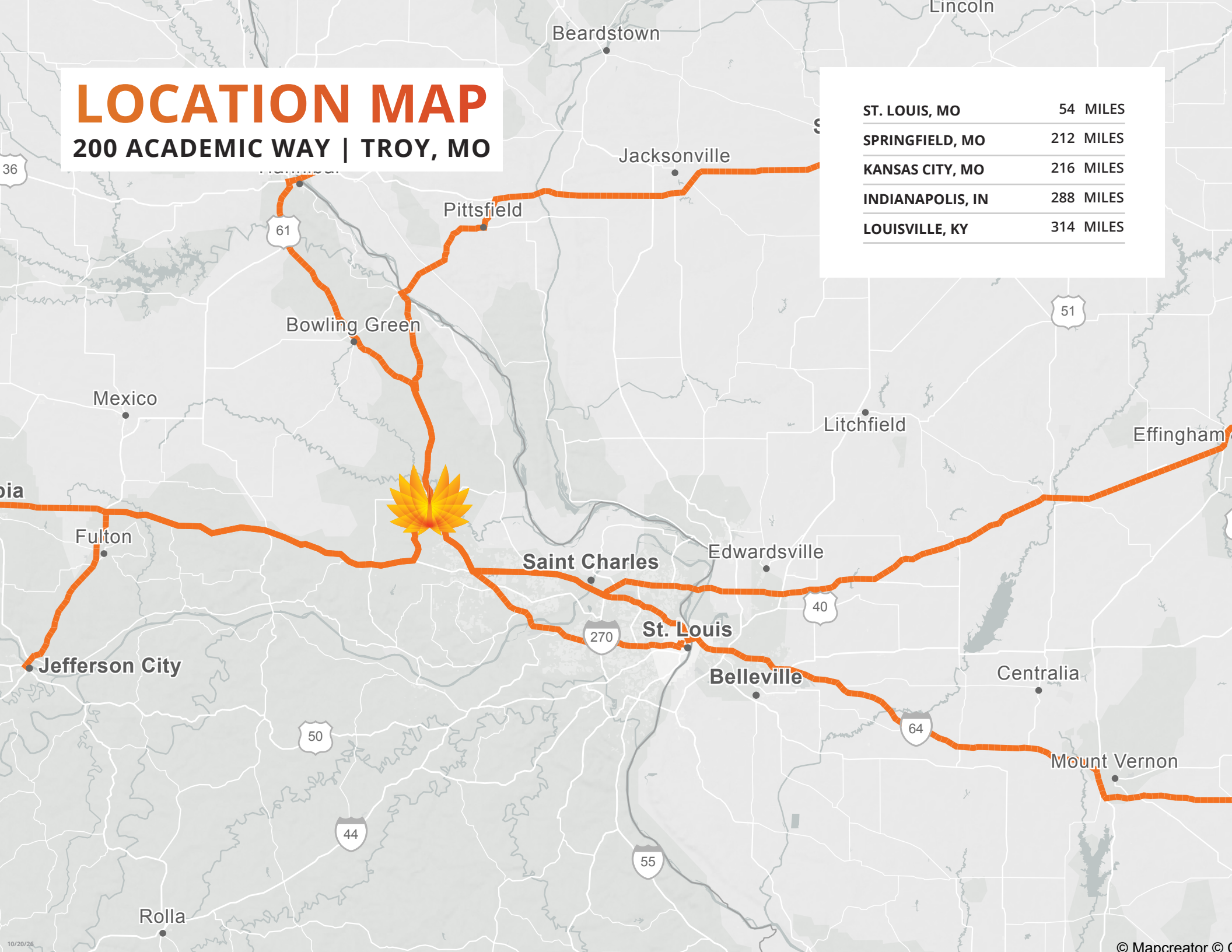


NUMBER	AVAILABILITY DATE	CLEAR HEIGHT	DOCK DOORS	SQUARE FEET
1	IMMEDIATELY	15’ - 22’	13	75,943 SF
2	1/1/2027	32’	N/A	98,370 SF
3	10/1/2027	32’	11	400,187 SF
TOTAL				**574,500 SF**

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



© Mapcreator © O