



FOR LEASE
200 ACADEMIC WAY

574,500 SF
TROY, MO

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**IMMEDIATE ACCESS
TO US-61**



**MULTIPLE DOCK
LOCATIONS**



**RECENTLY RENOVATED
OFFICES, CAFETERIA, &
BREAK ROOMS**



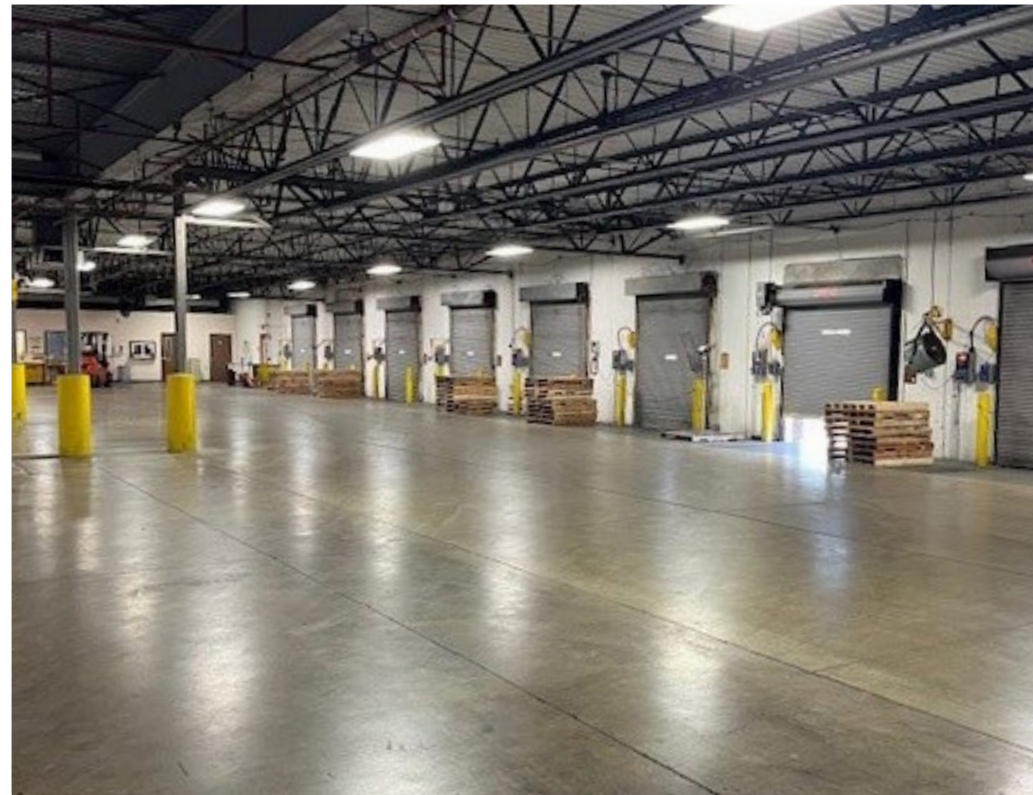
NEW ROOF



PROPERTY DETAILS

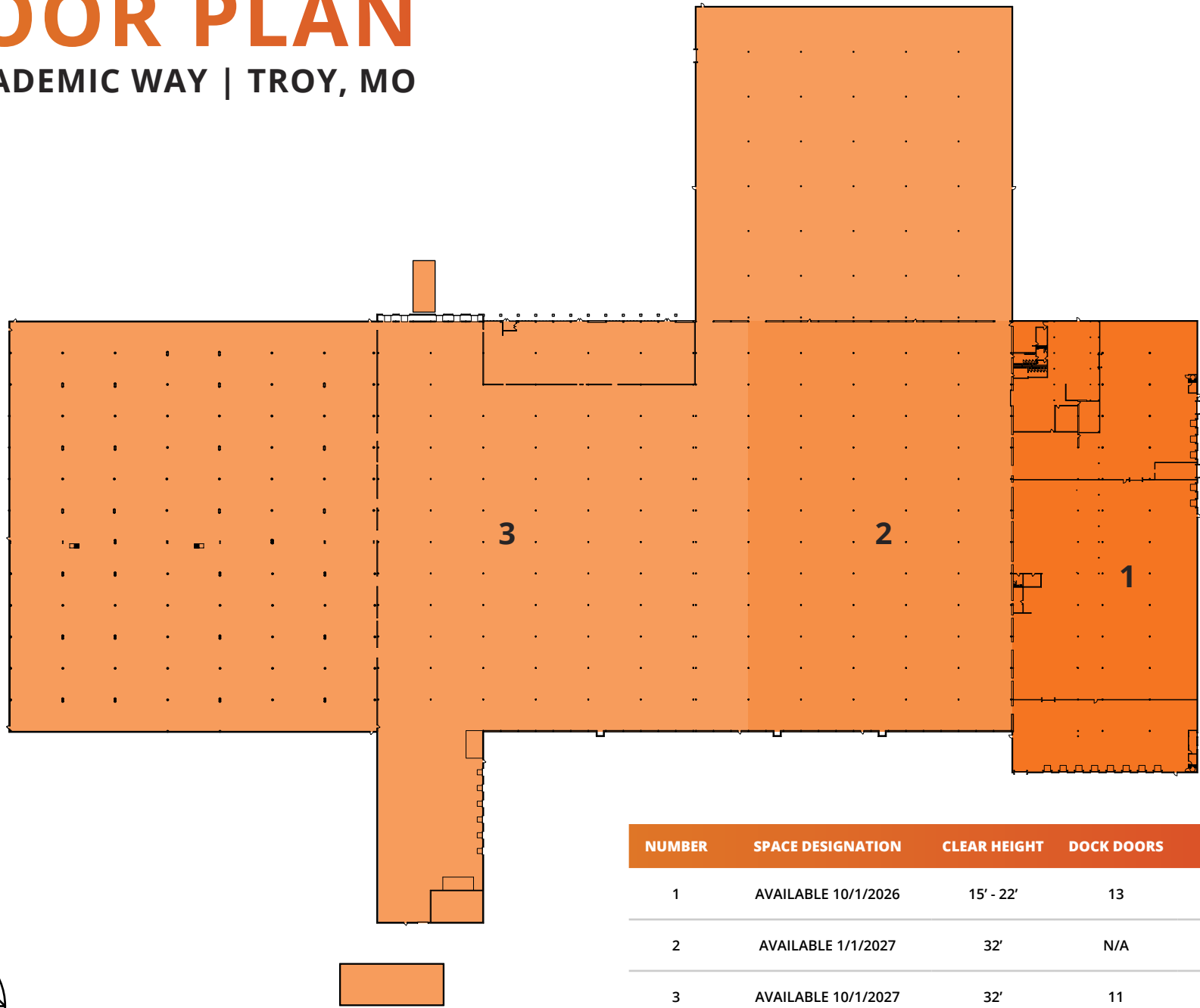
200 ACADEMIC WAY | TROY, MO

| | |
|------------------------|---|
| 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 | 15703600000024000 15703600000022000 |

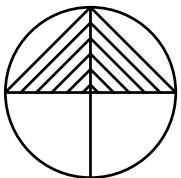


FLOOR PLAN

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 |
| 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 |

