

REDUCED PRICE

For Sale or Lease

**71,000 SF Industrial Building
Situated on 7.16 Acres**

**1011 Industrial Court
Moscow Mills, MO 63362**

**MEYER & COMPANY**
REAL ESTATE *and* AUCTIONS



Chad J. Burkemper, SIOR

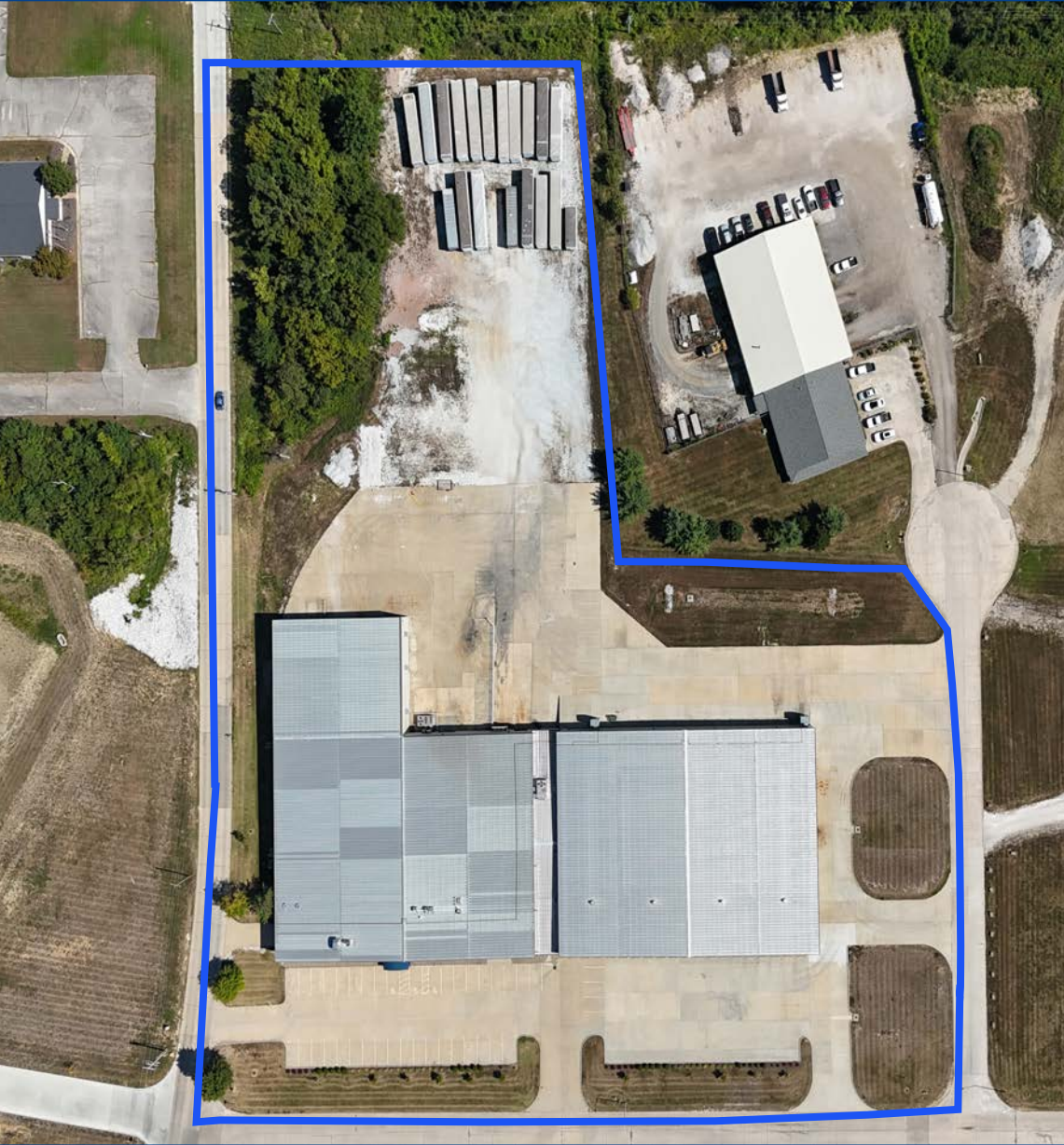
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Property Details

Total Building SF:	71,000 SF
Available SF:	33,000 SF - 71,000 SF
Acreage:	7.16 AC
Clear Height:	24' to the bottom of the eave
Drive-in Doors:	Six (6) Total - Two (2) 14' x 14' - One (1) 14' x 16' - One (1) 18' x 18' - One (1) 20' x 14' - One (1) 24' x 18'
Dock Doors:	Two (2)
Building Type:	Pre-engineered Metal Building
Cranes:	15-Ton and 5-Ton Overhead Cranes <i>(Multiple cranes could be made available)</i>
Power:	2800 Amps, 480/277v Cuivre River Electric provides two 500 KVA transformers to the property
HVAC:	Majority of warehouse is air-conditioned
Outside Storage:	Available
Tractor Trailer Parking:	Available

SALE PRICE

\$5,254,000

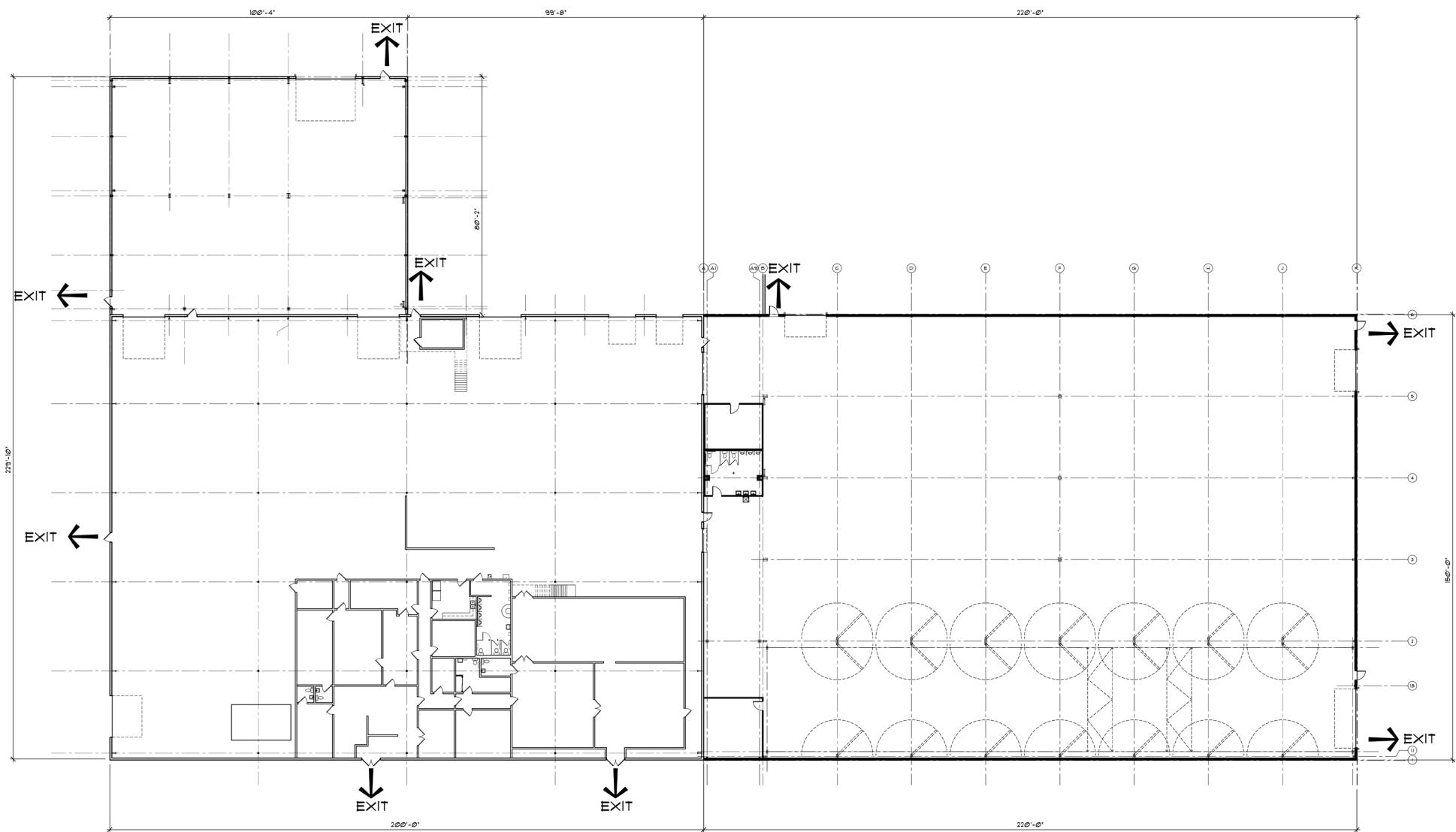
~~\$5,900,000~~

LEASE RATE

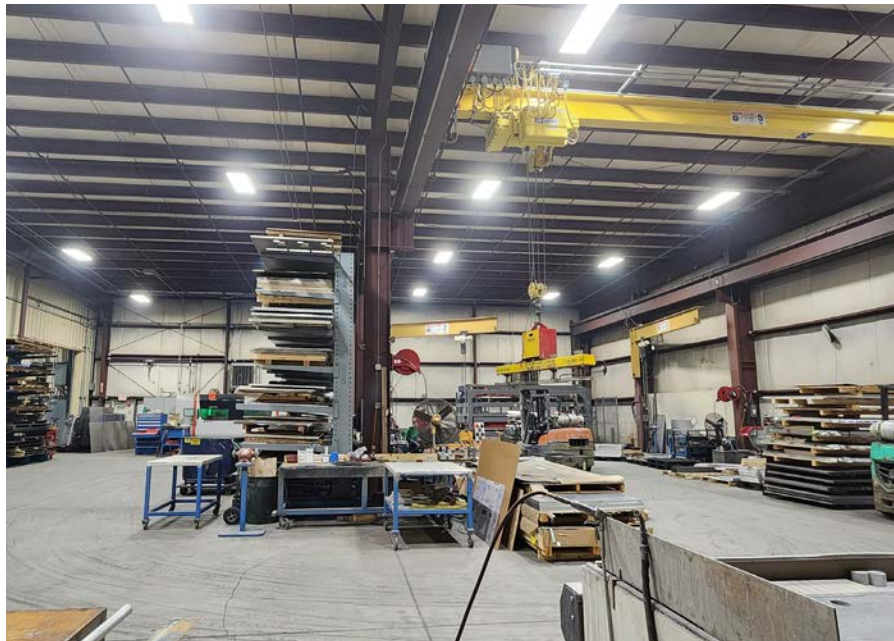
\$6.25-\$6.50 PSF, NNN

~~\$6.95~~

Floor Plan



Warehouse Photos



Office Photos



Exterior Photos



Location

Strategically located in close proximity to Highway 61, within 4 miles of the city of Troy, Missouri and 12 miles of Interstate 70.

Troy, MO
3.8 Miles

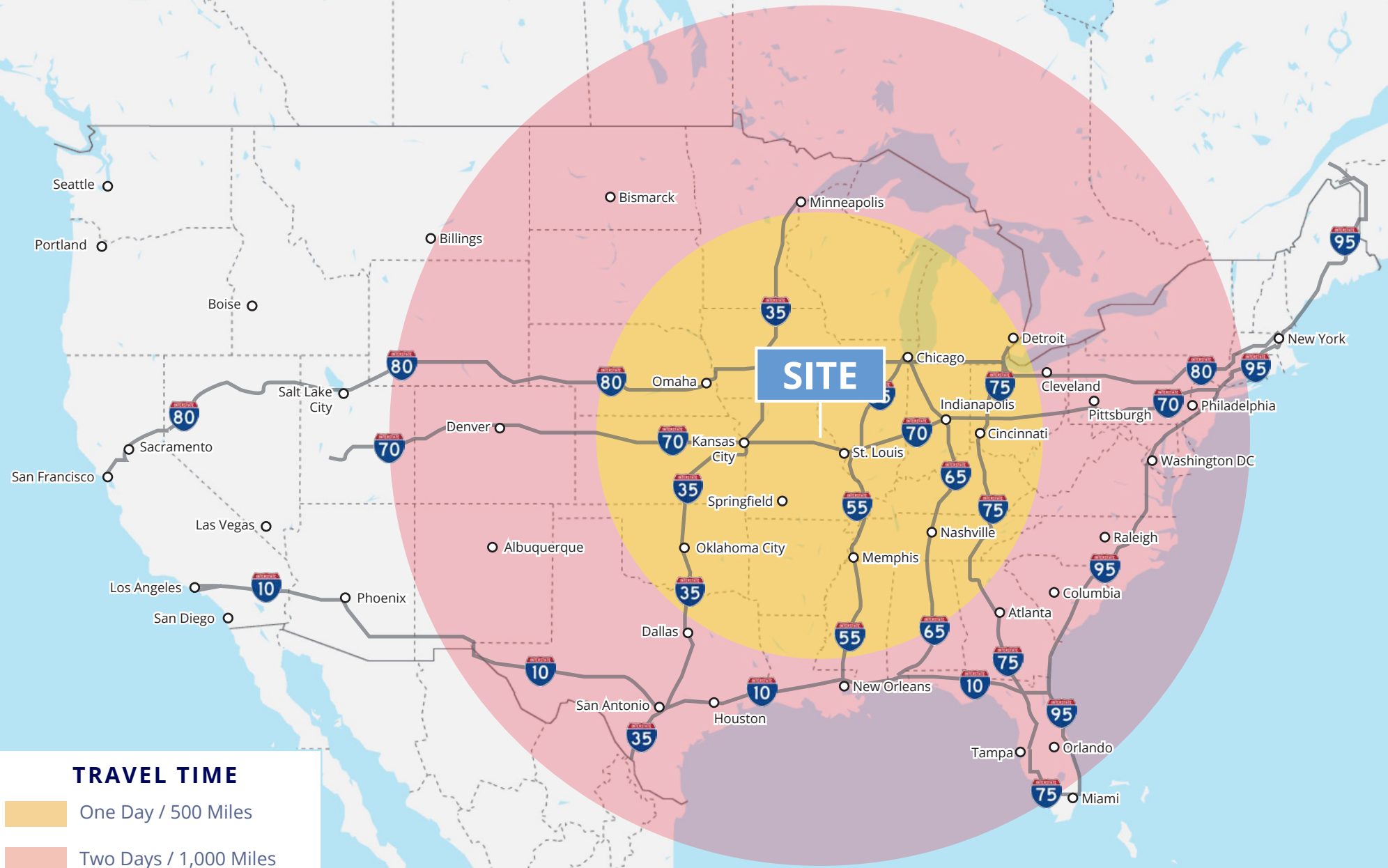
SITE

I-70
12.1 Miles

**Lambert
Airport**
38.7 Miles

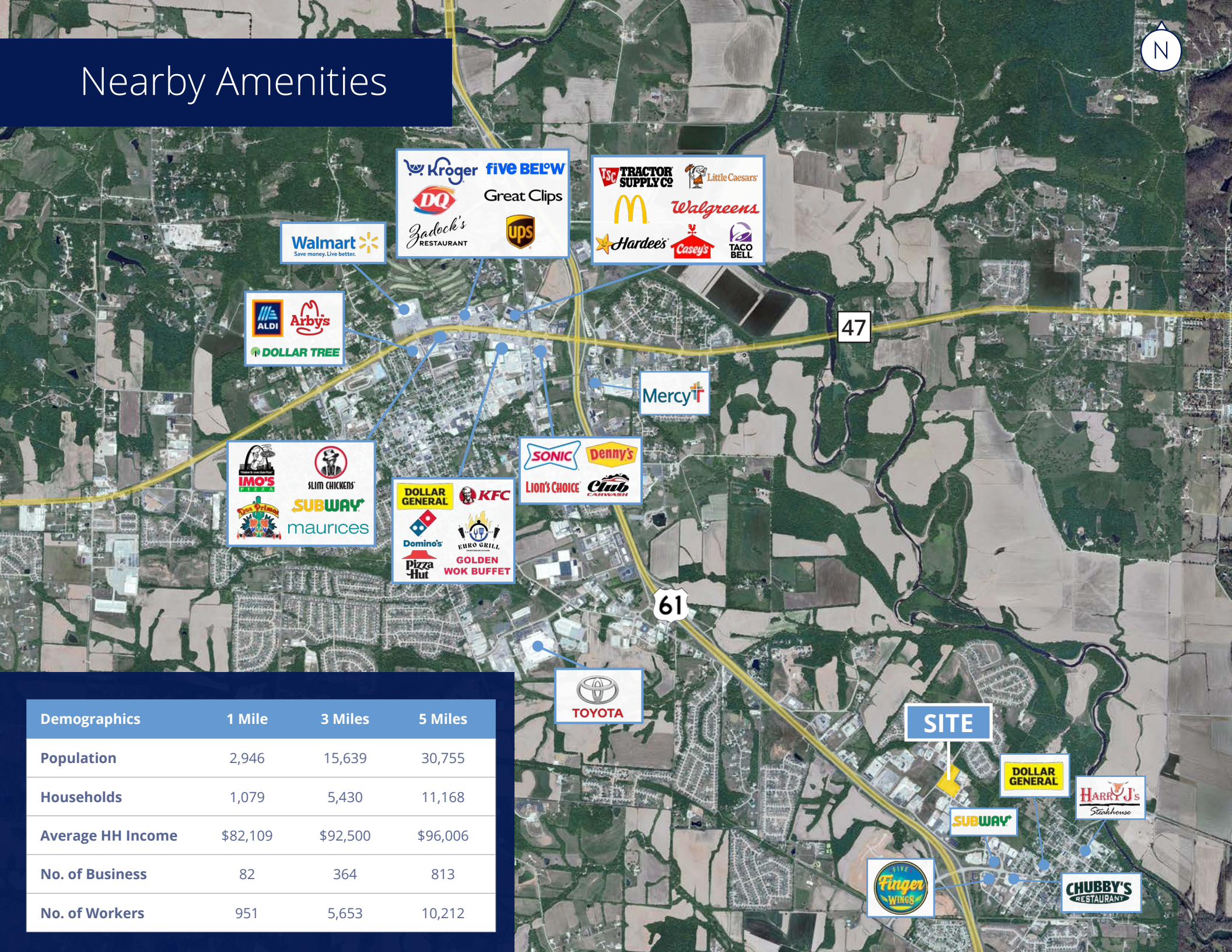


Trucking Distance



* Based on recommended daily travel distance of 500 miles per day

Nearby Amenities



Demographics	1 Mile	3 Miles	5 Miles
Population	2,946	15,639	30,755
Households	1,079	5,430	11,168
Average HH Income	\$82,109	\$92,500	\$96,006
No. of Business	82	364	813
No. of Workers	951	5,653	10,212

Contact us:

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