

**NEWLY REDUCED PRICE**

For Sale

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

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

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

**Colliers**  
Accelerating success.



**Chad J. Burkemper, SIOR**  
Executive Vice President  
+1 314 584 6279  
chad.burkemper@colliers.com

**Rick Meyer**  
Sales Associate  
+1 314 565 7824  
rick@meyerlistings.com  
**Meyer & Company Real Estate**  
+1 636 462 5555

**Colliers**  
101 South Hanley Road, Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis



## Property Details

Total Building 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  
*(Multiple cranes could be made available)*

---

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

---

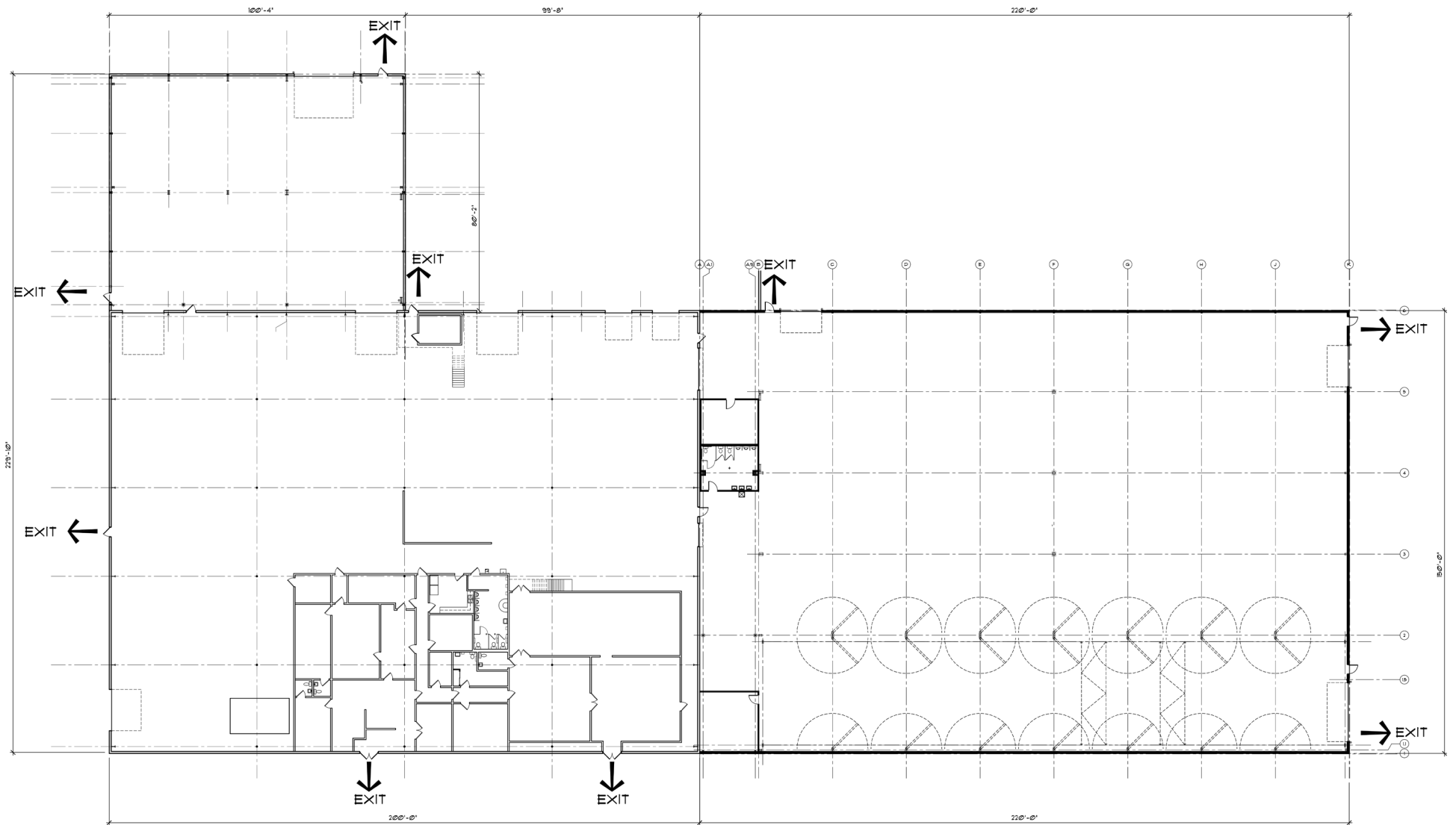
Tractor Trailer Parking: Available

---

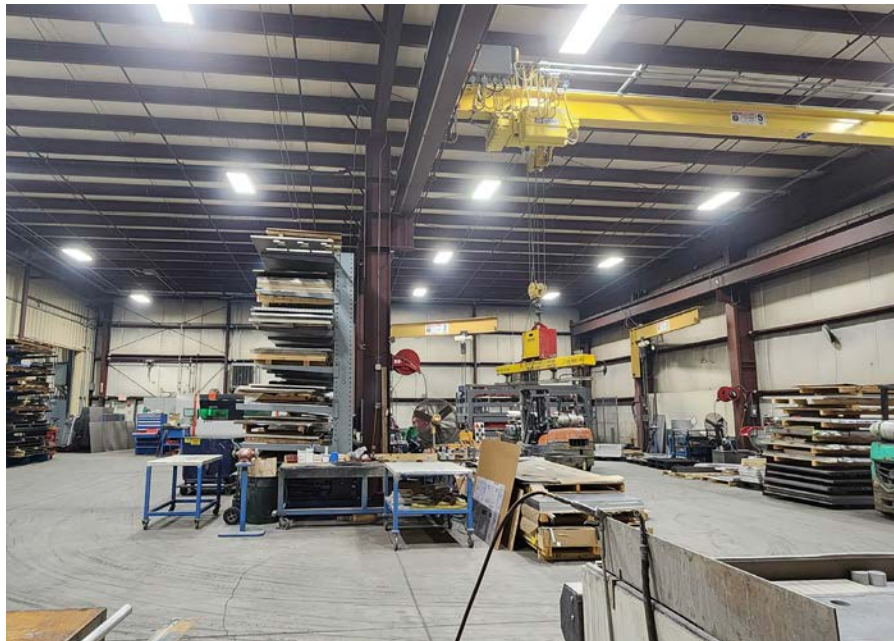
## SALE PRICE

**\$5,900,000** ~~\$6,300,000~~

# 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

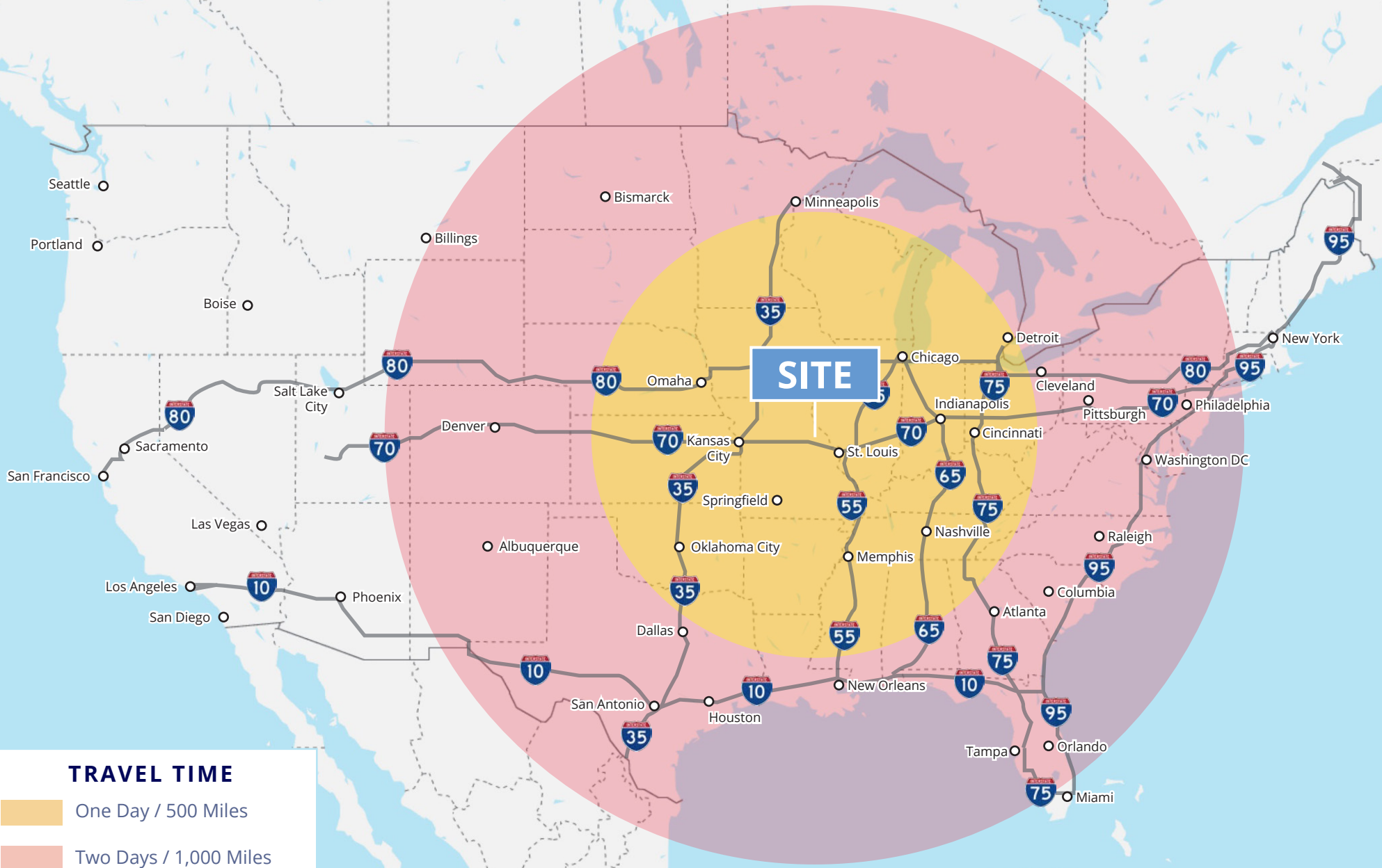
**SITE**

**I-70**  
12.1 Miles

**Lambert Airport**  
38.7 Miles



# Trucking Distance



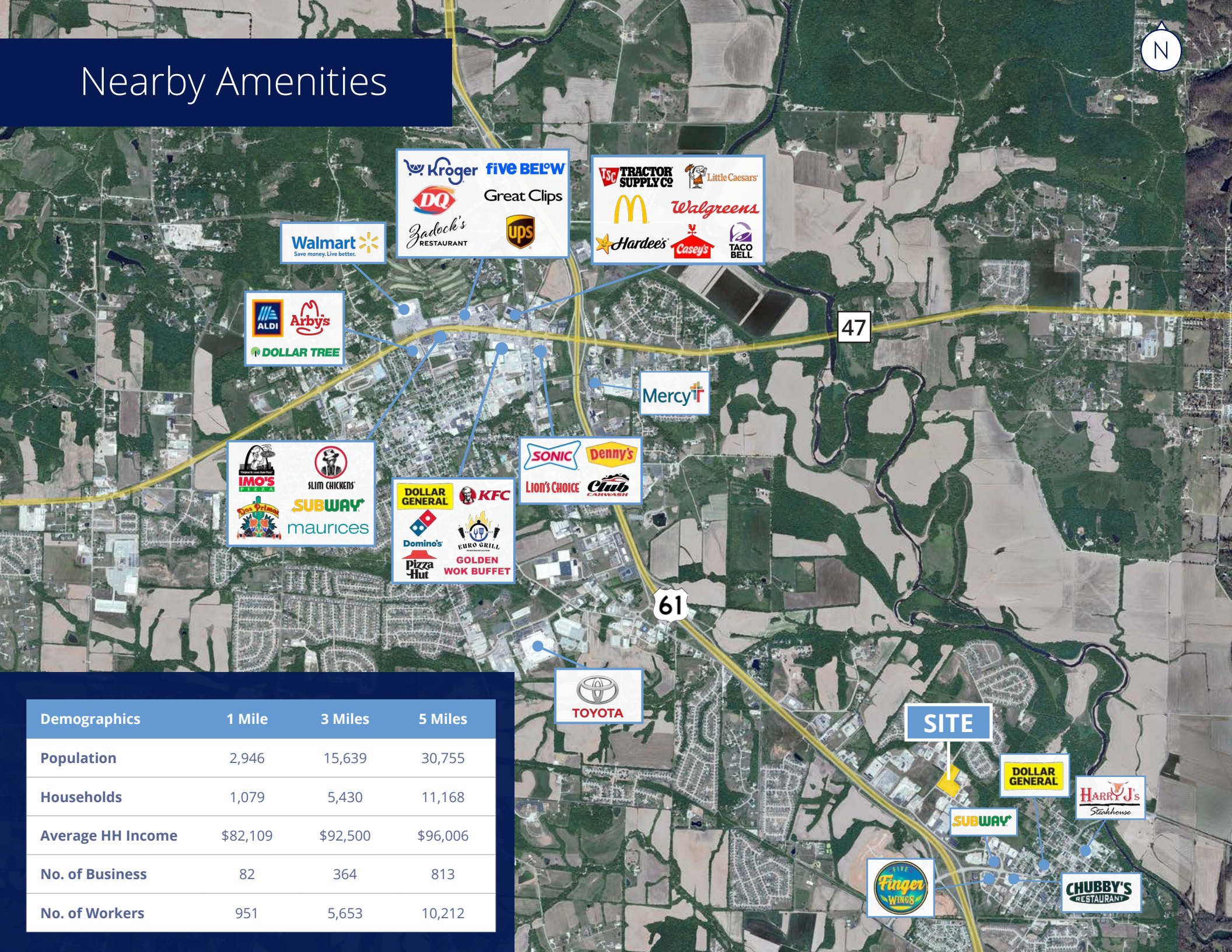
## TRAVEL TIME

- One Day / 500 Miles
- Two Days / 1,000 Miles

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



# Nearby Amenities



**Walmart**  
Save money. Live better.

**Kroger** **five BELOW**  
**DQ** Great Clips  
**Zadock's RESTAURANT** **ups**

**TRACTOR SUPPLY CO** **Little Caesars**  
**McDonald's** **Walgreens**  
**Hardee's** **Casey's** **TACO BELL**

**ALDI** **Arbys**  
**DOLLAR TREE**

**Mercy+**

**IMO'S** **SLIM CHICKENS**  
**Mex O'Linos** **SUBWAY**  
**maurices**

**DOLLAR GENERAL** **KFC**  
**Domino's** **EURO GRILL**  
**Pizza Hut** **GOLDEN WOK BUFFET**

**SONIC** **Denny's**  
**LION'S CHOICE** **Club CARWASH**

**TOYOTA**

**SITE**

**DOLLAR GENERAL**

**HARRY J'S**  
Steakhouse

**SUBWAY**

**five Finger WINGS**

**CHUBBY'S**  
RESTAURANT

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:**

**Chad J. Burkemper, SIOR**

Executive Vice President  
+1 314 584 6279  
chad.burkemper@colliers.com

**Rick Meyer**

Sales Associate  
+1 314 565 7824  
rick@meyerlistings.com

**Meyer & Company Real Estate**

+1 636 462 5555



**Colliers**

101 South Hanley Road, Suite 1400  
St. Louis, MO 63105  
+1 314 863 4447  
colliers.com/stlouis

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.