

REDUCED PRICE

For Sale or Lease

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

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



Accelerating success.



Chad J. Burkemper, SIOR

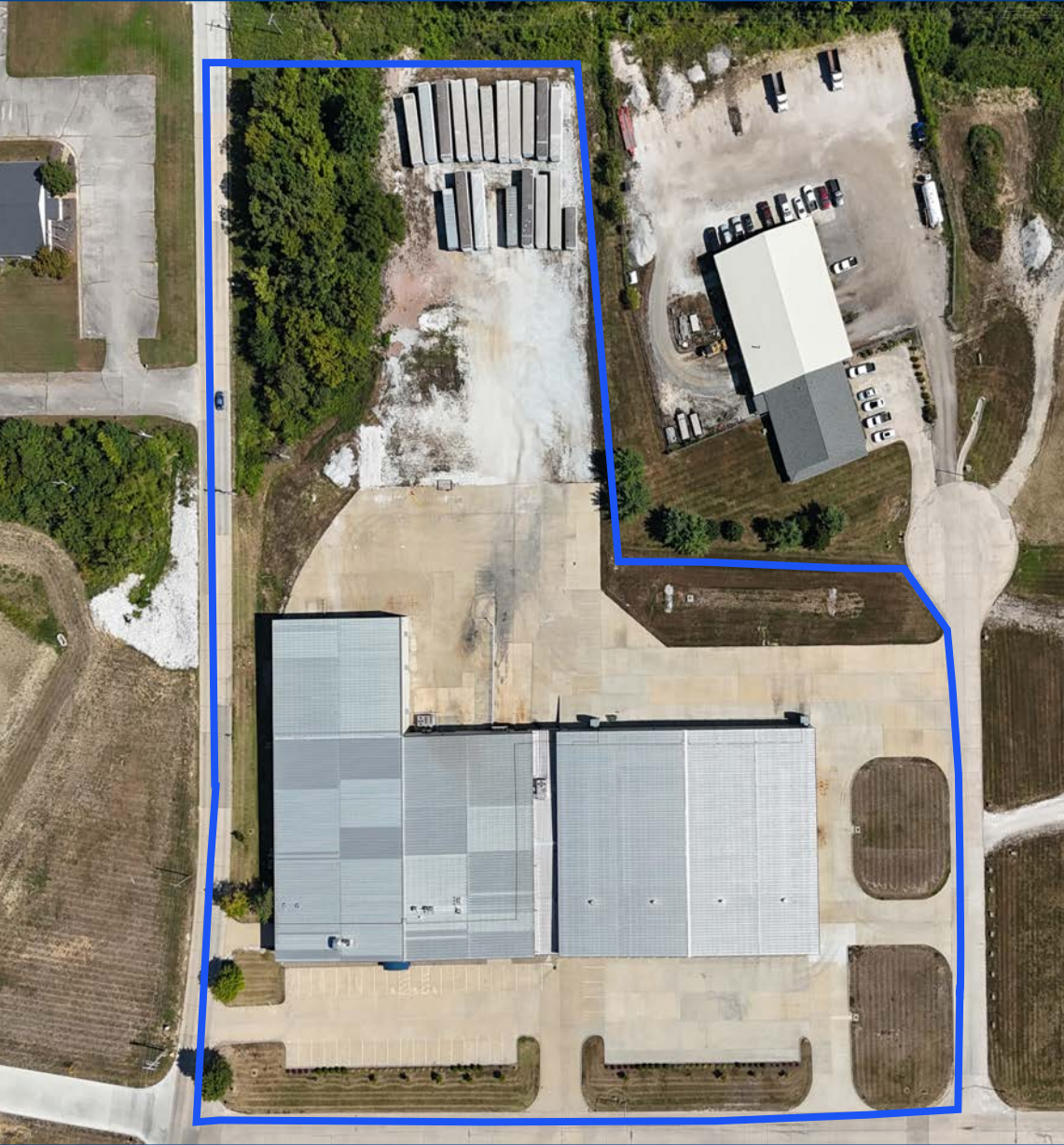
Executive Vice President
+1 314 584 6279
chad.burkemper@colliers.com

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
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

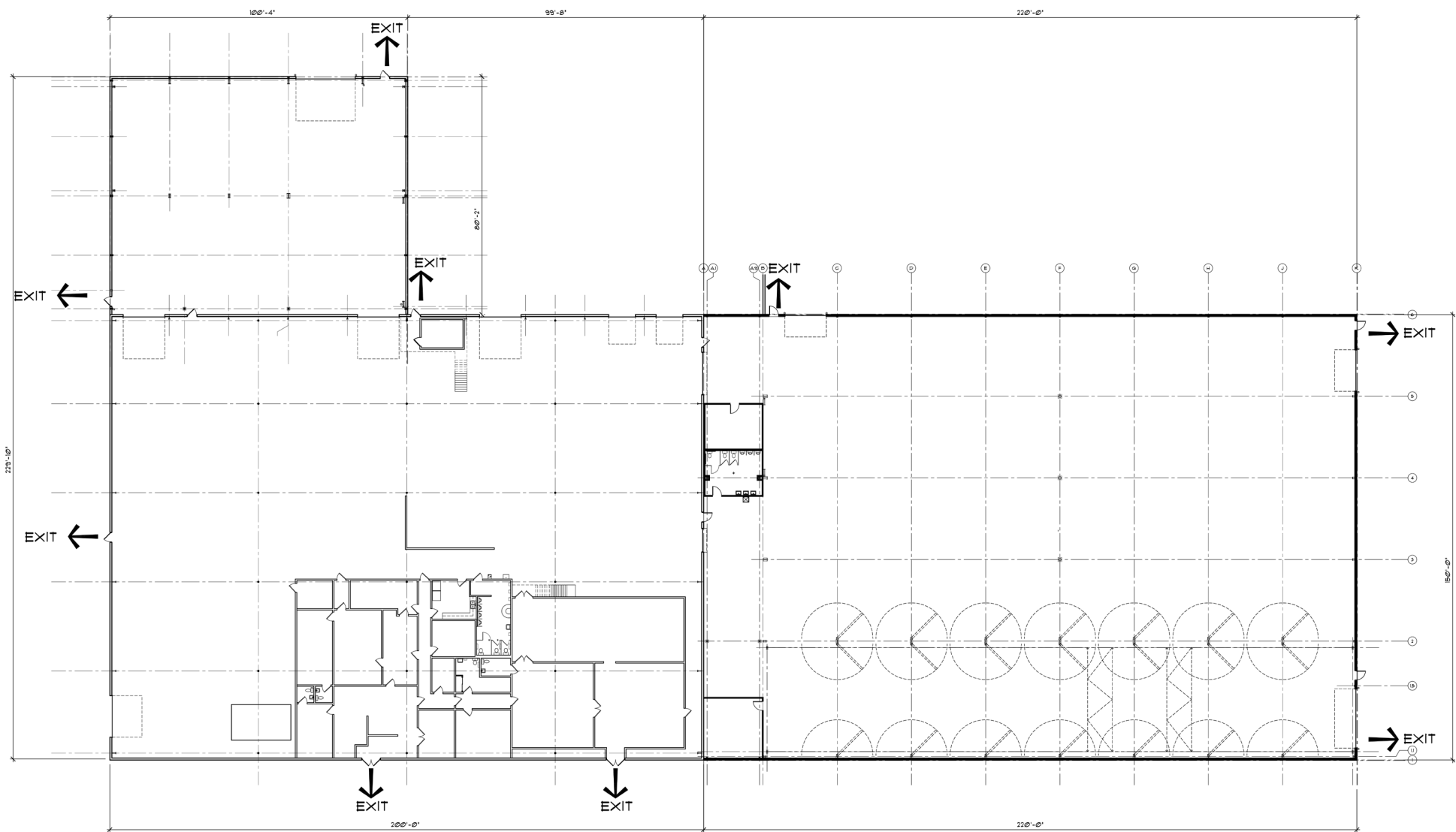
~~\$5,900,000~~

LEASE RATE

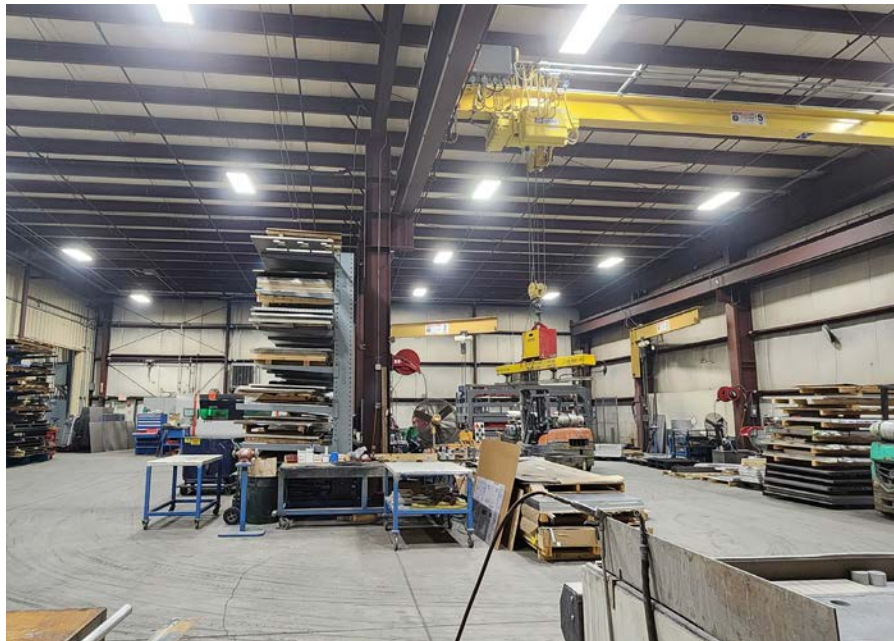
\$6.25-\$6.50 PSF, NNN

~~\$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

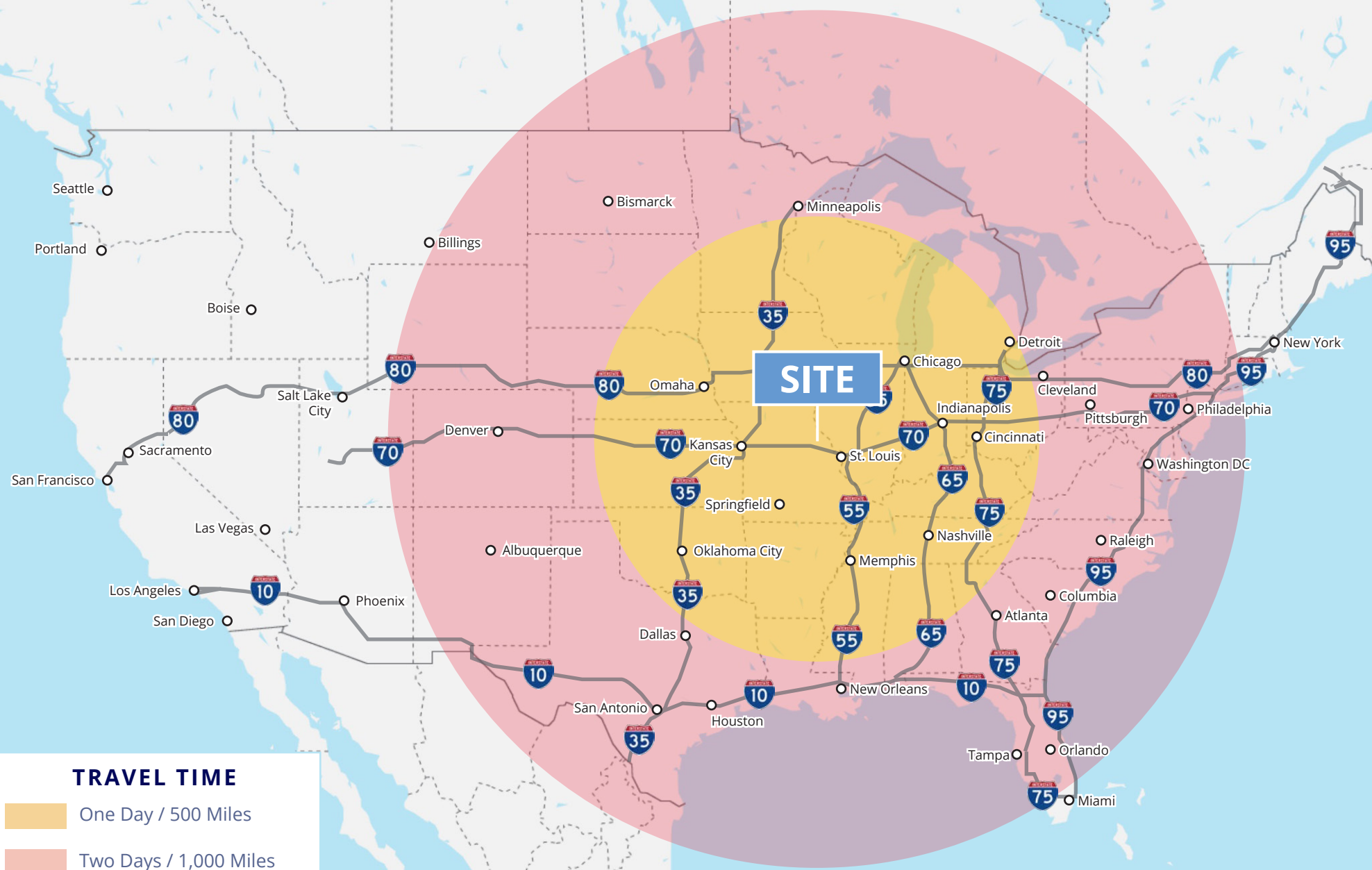
SITE

I-70
12.1 Miles

**Lambert
Airport**
38.7 Miles

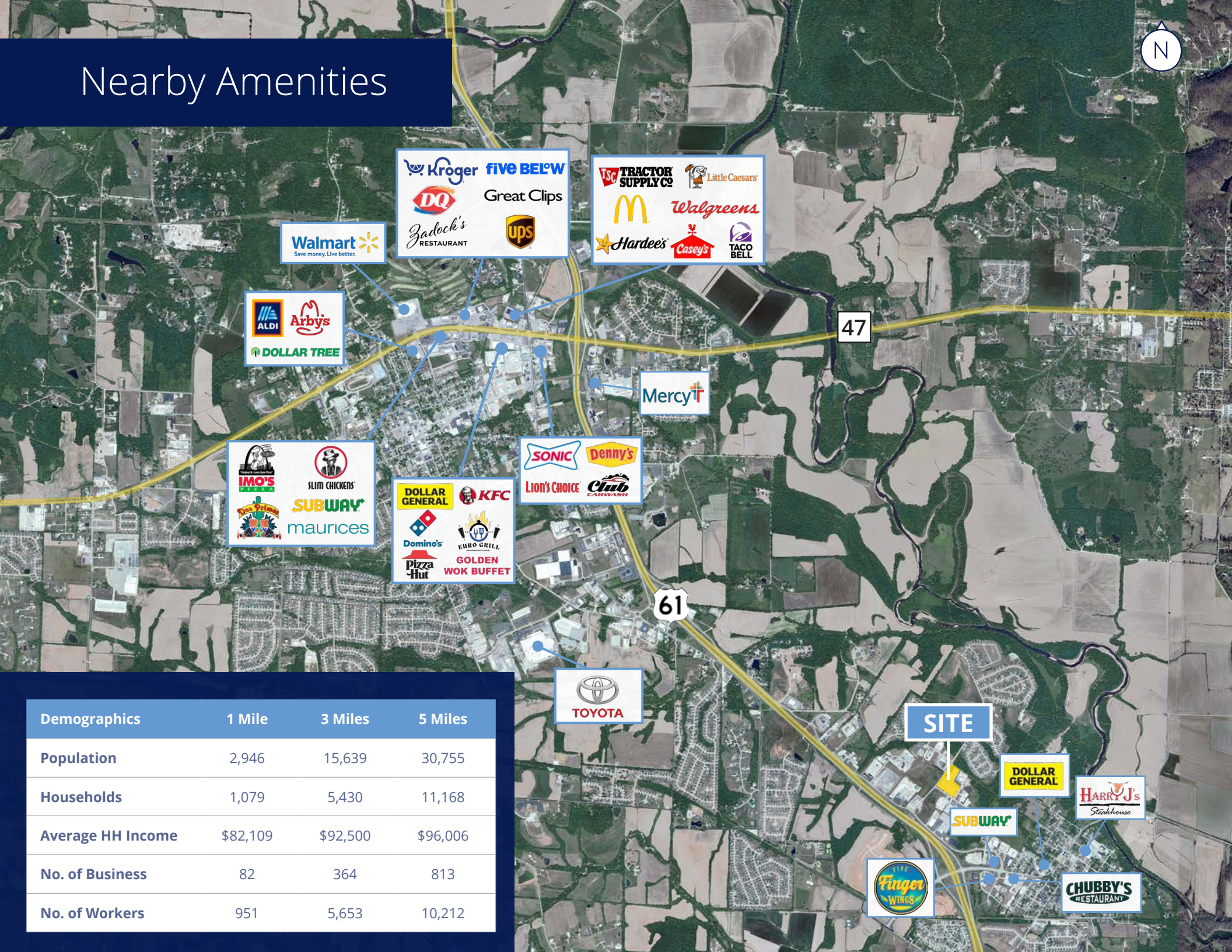


Trucking Distance



* 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:

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

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



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.