

# For Sale

**NAIDESCO**

**701 Sargent Dr**  
Fredericktown, MO 63645



## Property Highlights



**For Sale**  
± 67,932 SF on 8 AC



**Two Industrial /  
Manufacturing Buildings**



**20'– 21' Ceiling Heights  
7 Dock Doors**



**Sale Price:  
\$2,700,000**

For more information, please contact:



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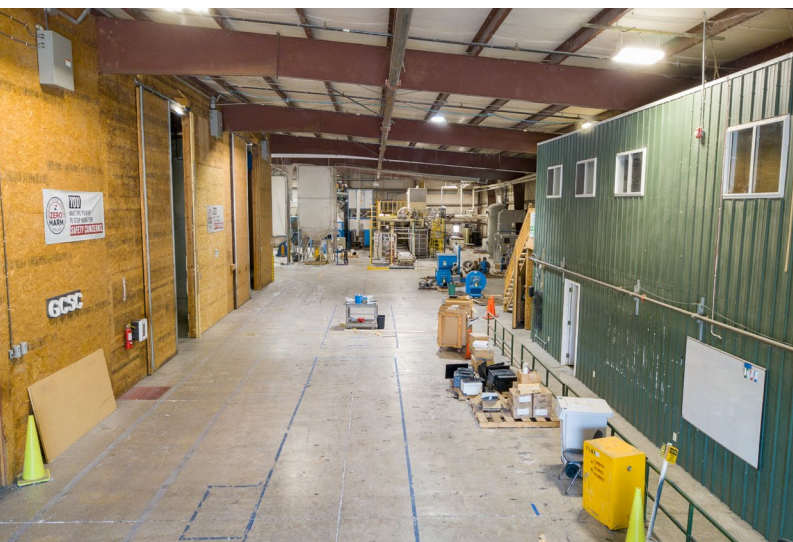


## Property Features

### Two Industrial Buildings on 8 AC

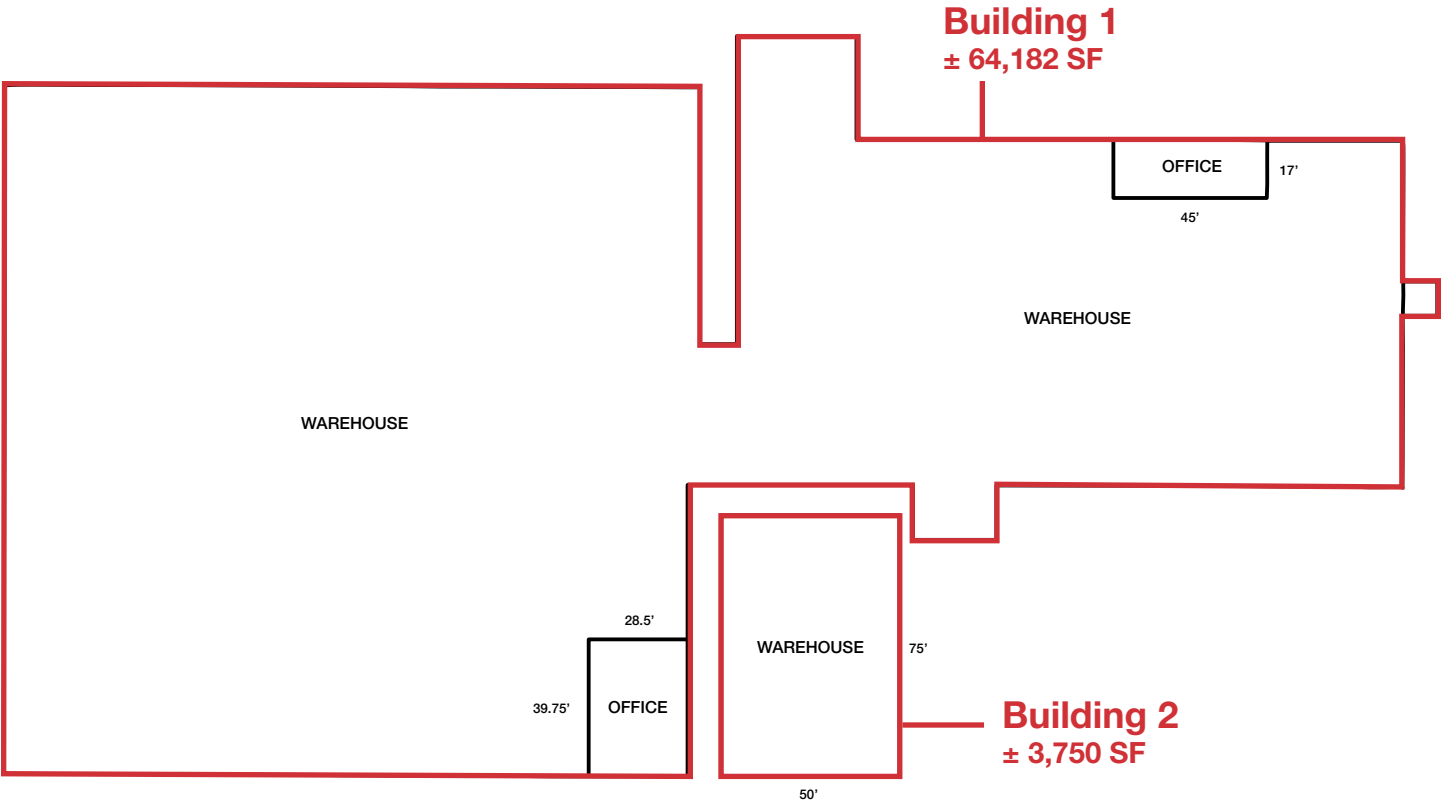
- Building 1:  $\pm 64,182$  SF ( $\pm 3,813$  SF finished office space)
- Building 2:  $\pm 3,750$  SF
- 20'–21' ceiling heights
- Seven (7) dock-high loading doors and five (5) drive-in overhead doors
- Fully heated warehouse for year-round operations
- Fully sprinklered fire suppression system
- High-bay LED lighting
- Heavy power capacity
- Ample employee parking and 14 trailer stalls
- Ideal for manufacturing, distribution, or storage
- Strong local labor pool

 **Sale Price: \$2,700,000**





Floor Plan





## Demographics



Population



Employees



Avg. HH  
Income



Households

3 Mile

6,539

3,172

\$82,270

2,585

5 Miles

8,322

3,595

\$87,746

3,283

10 Miles

12,486

3,805

\$90,197

4,967

Fredericktown  
Regional Airport



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