

For Sale/Lease

NAIDESCO

71 Elaine Dr.
O'Fallon, MO 63366



 **ALLUVION**
PARTNERS

Property Highlights



For Sale
6,651 SF on 1.53 AC



Clear Span
Industrial Building



20% Office
Finish



Contact Broker
for Pricing

For more information, please contact:



Meghan Donovan

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NAIDESCO

8112 Maryland Ave, Suite 300


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(314) 994 - 4800

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Property Features

- 6,651 SF Clear Span Industrial Building on 1.53 AC
- Zoned I1: Light Industrial - outdoor storage permitted
- 20% office finish
- 2,000 SF freezer – can be removed
- 4 drive-ins (12'x12')
- Heavy Power: 1,425 Amps, 3-Phase
- 13'10" – 15' Clear height
- 24 exterior vehicle charging stations
- Renovations underway for full turn-key delivery

 **Sale Price:**
Contact Broker
for Pricing

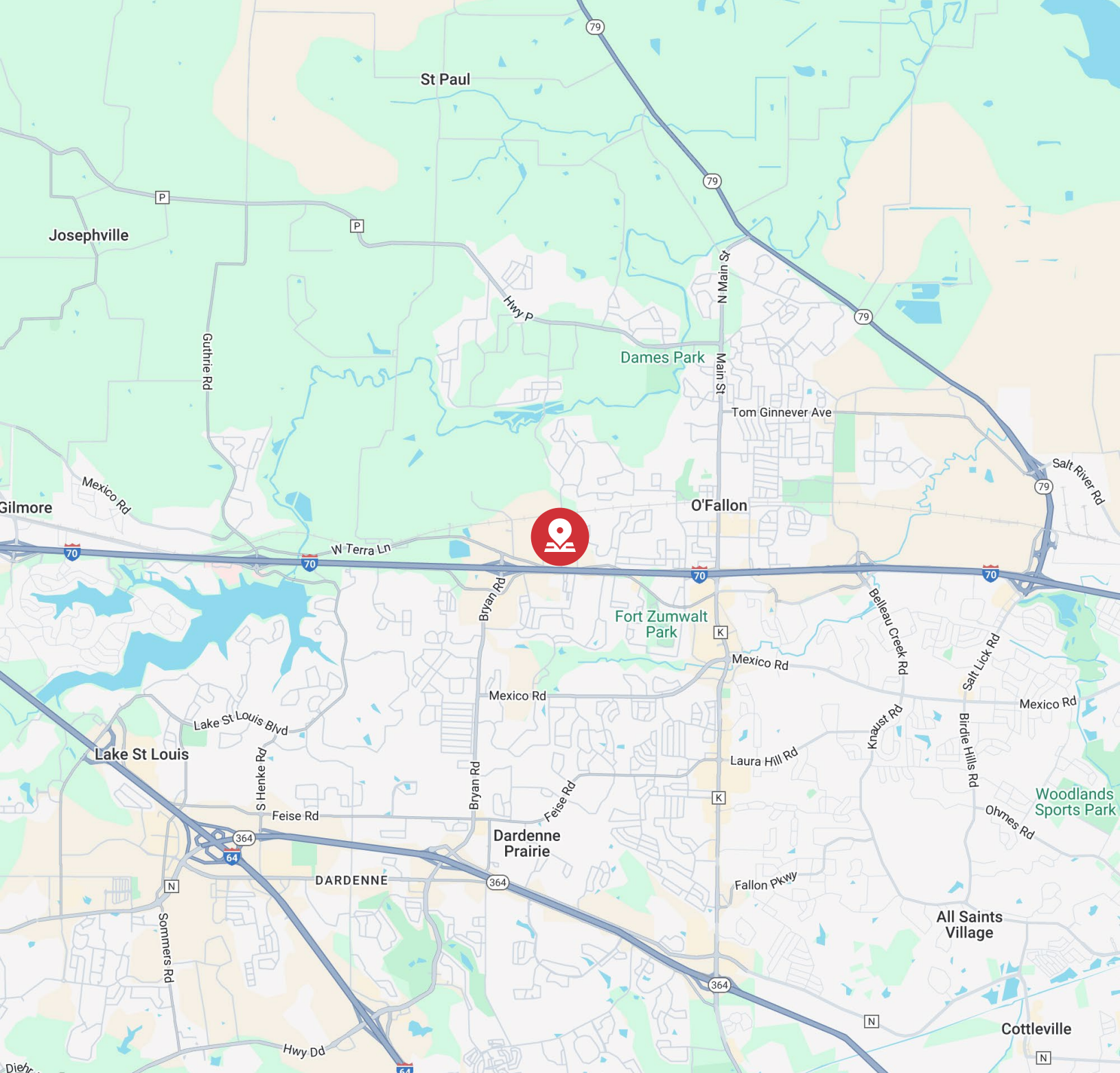
 **Lease Rate:**
\$10.95 / SF, NNN



Site Aerial







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