

# For Sale/Lease

NAIDESCO

928 Benton St.  
Valley Park, MO 63088



Owner to deliver  
**PAVED & STRIPED  
PARKING LOT**  
upon contract  
execution



## Property Highlights

[PROPERTY VIDEO](#)



For Sale/Lease  
7,462 SF on .2 AC



New Construction Metal  
Industrial Building



Levee  
Protected



**Sale Price: \$1,200,000  
Lease Rate: \$13.00/SF, NNN**

For more information, please contact:



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## Property Features

- 7,462 SF New Construction Metal Industrial Building (Completion: April 2025)
- 521 SF Office | 6,973 SF Warehouse
- Located on 0.20 Acres, Levee Protected
- Two (2) 12' x 14' Overhead Garage Door
- 20' Clear Height
- LED Lighting
- R30 Insulated Ceiling; R19 Insulated Walls
- Power: Single-phase, 400 AMP (potential to add 3-phase)
- Exterior: Glacier Color Wainscoting Paneling
- **Bonus: Owner to deliver freshly paved & striped parking lot with 13 spaces upon contract execution**

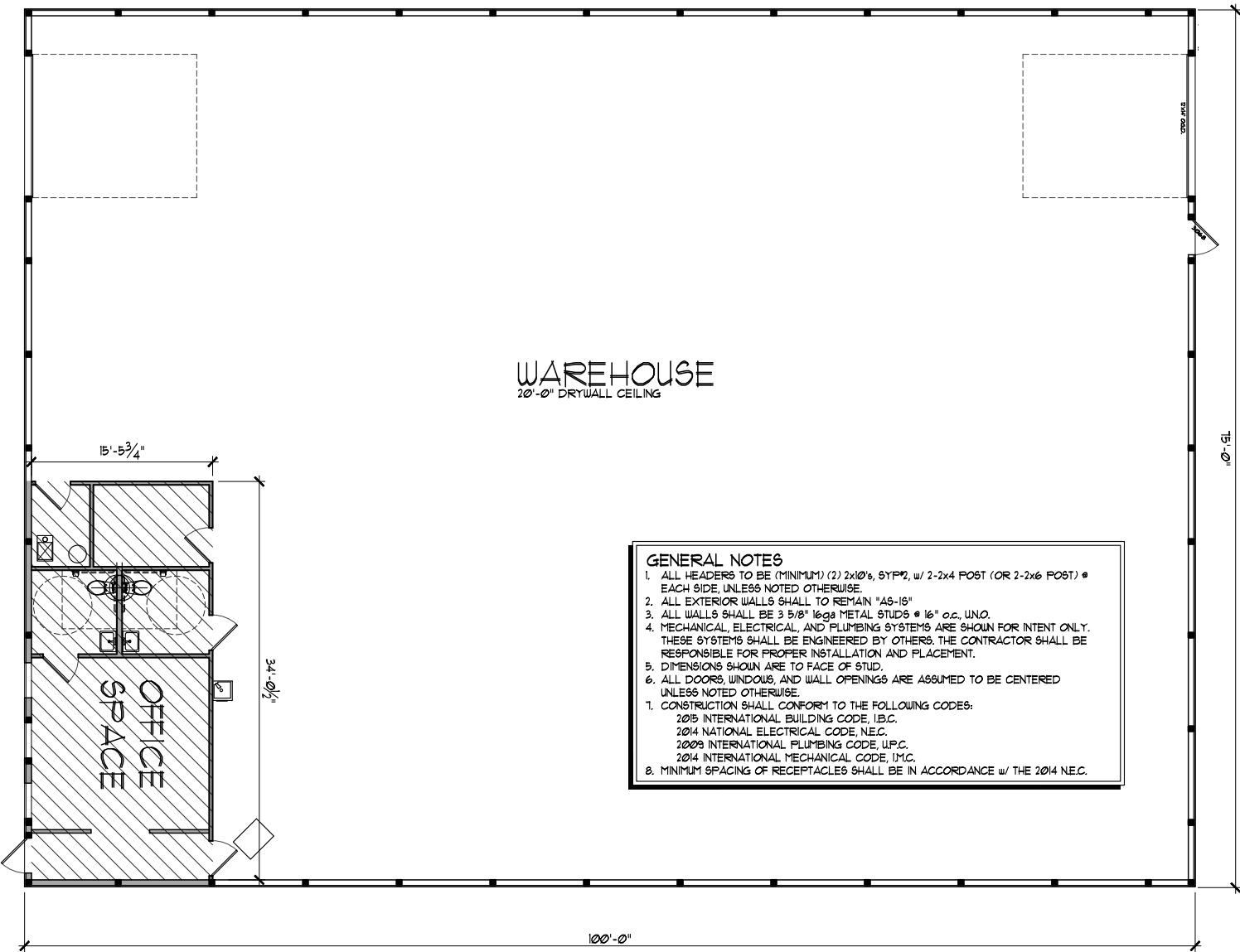
 **Sale Price:**  
\$1,200,000

 **Lease Rate:**  
\$13.00 / SF, NNN

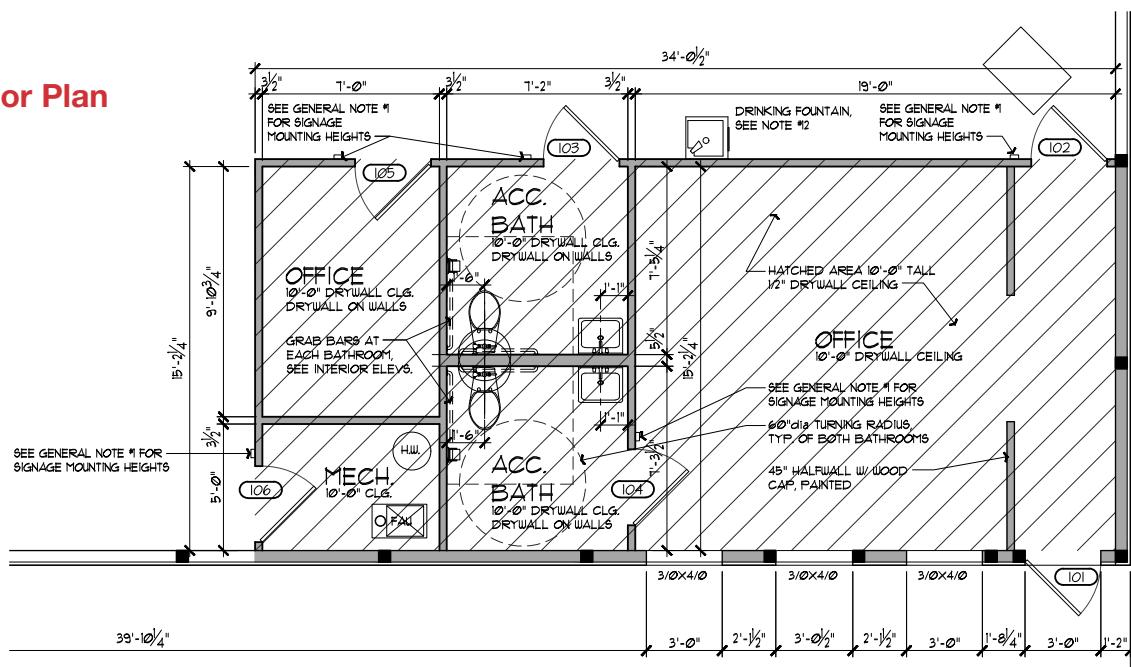


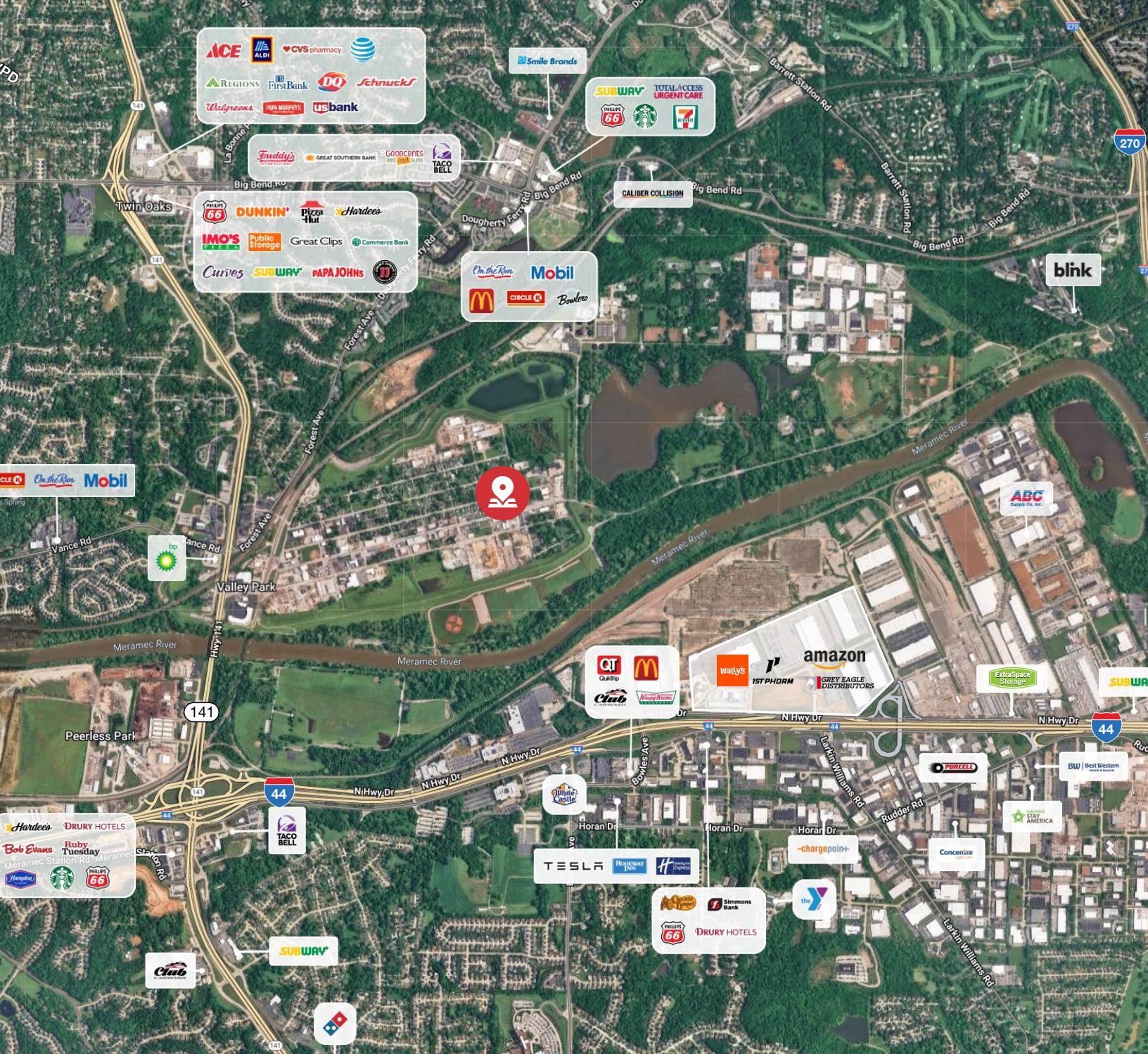
## Floor Plan

## Overall Floor Plan



## Office Floor Plan





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