

# 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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**NAIDESCO**

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## Property Features

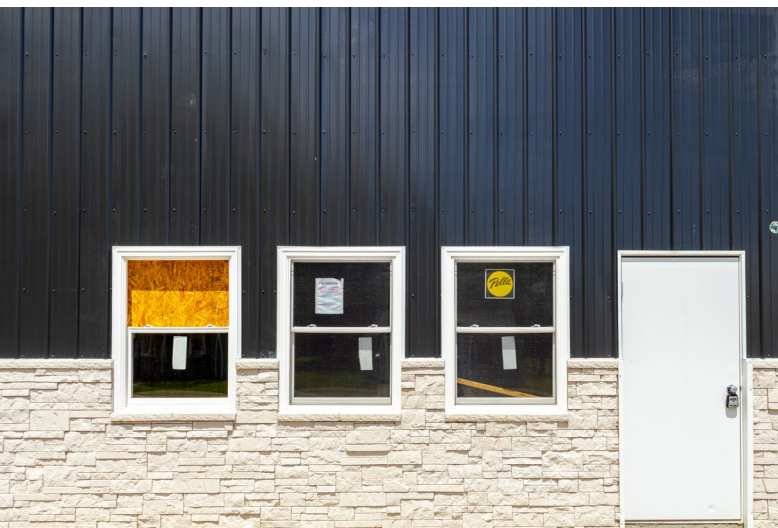
- 7,462 SF New Construction Metal Industrial Building (Completion: April 2025)
- 521 SF Office | 6,973 SF Warehouse
- Located on 0.20 Acres, Levee Protected
- Two (2) 12' x 14' Overhead Garage Door
- 20' Clear Height
- LED Lighting
- R30 Insulated Ceiling; R19 Insulated Walls
- Power: Single-phase, 400 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**



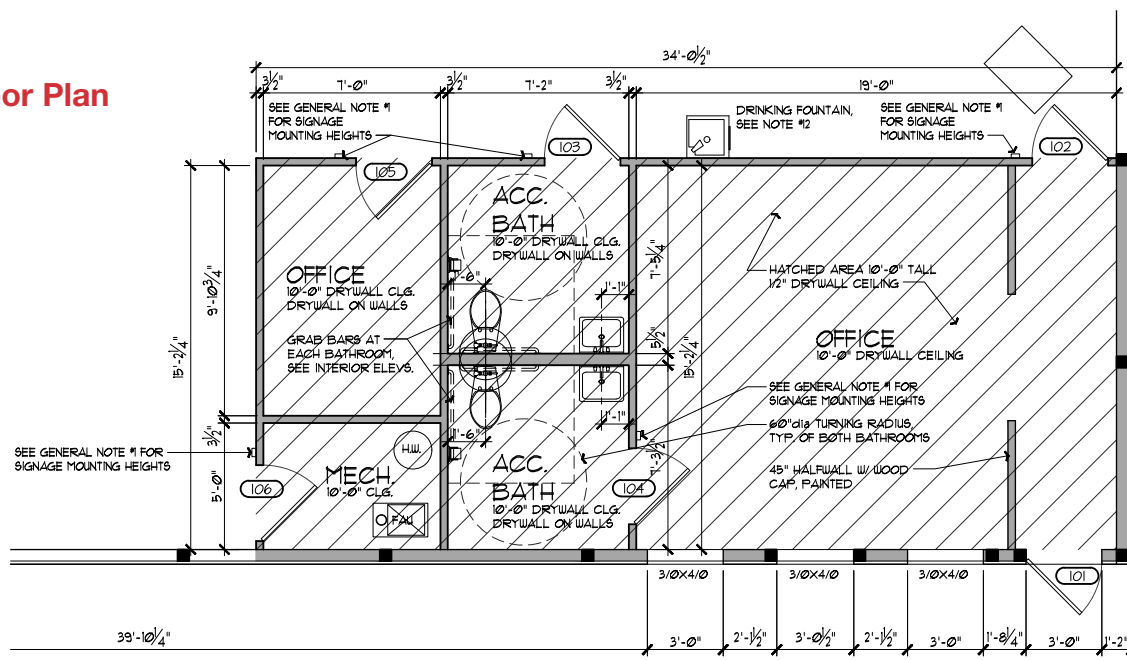
**Sale Price:**  
**\$1,200,000**



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



## Overall Floor Plan







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