

# Investment Property For Sale

**NAIDESCO**

**8030 Litzsinger Rd**  
St. Louis, MO 63144



## Property Highlights

**Offering Memorandum**  
*Access Secure Data Room*



**For Sale**  
27,000 SF on .9 AC



**Office / Warehouse  
Building**



**100% Occupied by  
Kindeva**



**NEW Sale Price:**  
~~\$3,375,000~~ \$2,892,000

For more information, please contact:



**Meghan Donovan**  
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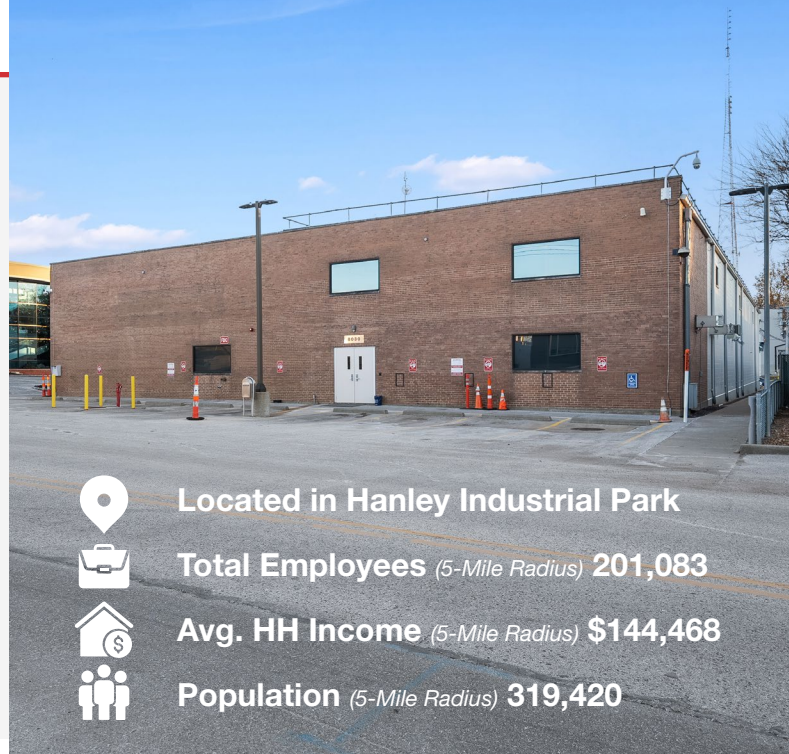
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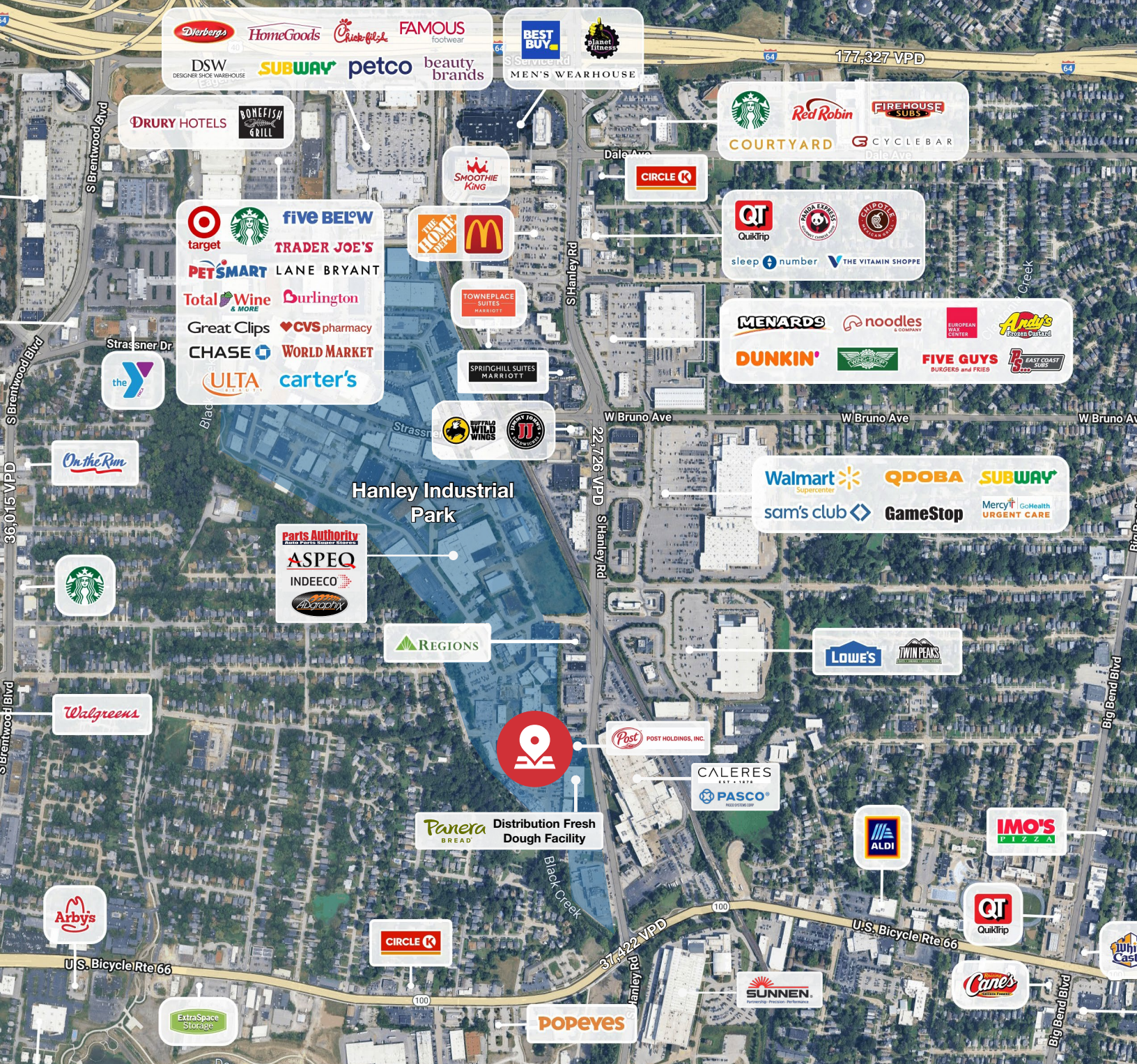
## Property Features

|                   |                             |
|-------------------|-----------------------------|
| Building Type:    | Industrial Office/Warehouse |
| Building SF:      | 27,000 SF                   |
| Lot Size:         | 0.90 Acres                  |
| Occupancy:        | 100% Occupied by Kindeva    |
| Clear Height:     | 20'                         |
| Loading Docks:    | (3) Docks & (1) Drive-in    |
| Power:            | 3 Phase                     |
| Air Conditioning: | 100% Conditioned Space      |
| Special Features: | FDA Compliant Facility      |



# Site





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