

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**



Reduced Sale Price:
~~\$1,750,000~~ \$1,500,000

For more information, please contact:



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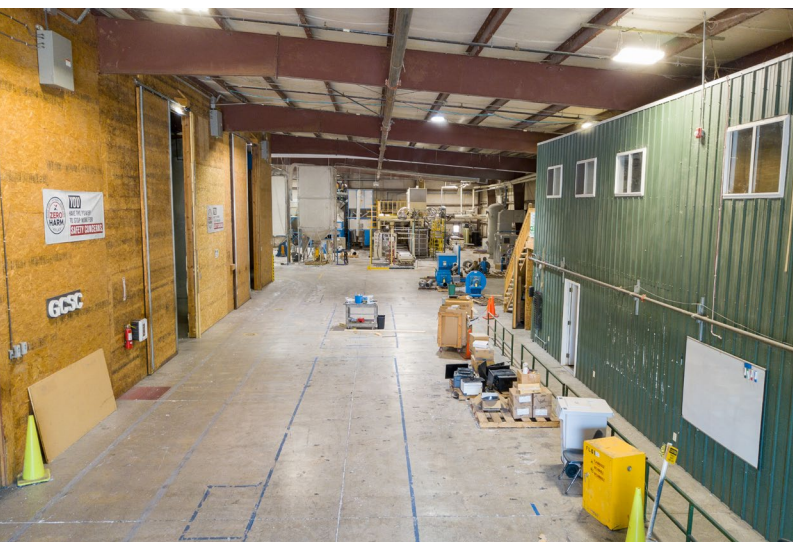
8112 Maryland Ave, Suite 300
St. Louis, MO 63105
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Property Features

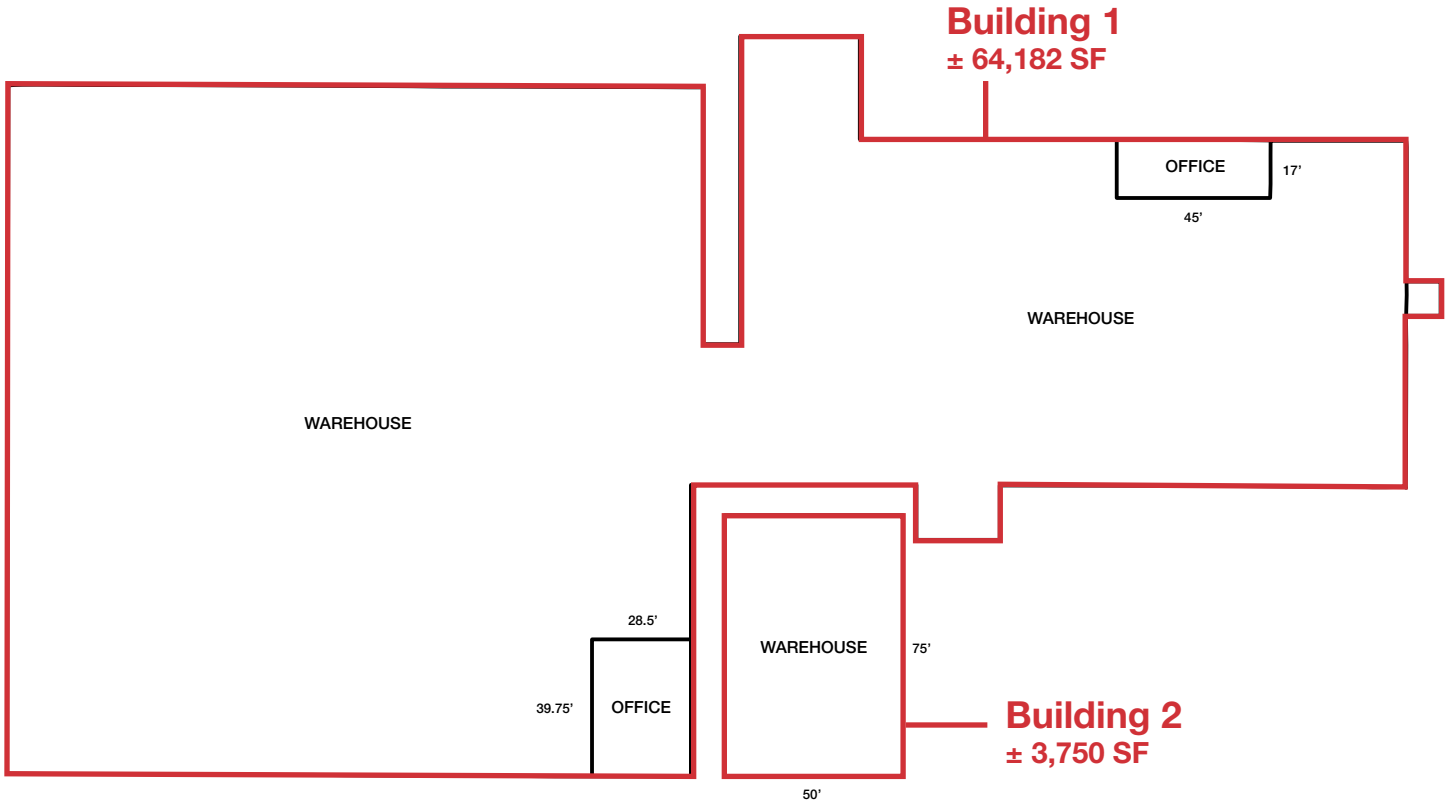
Two Industrial Buildings on 8 AC

- 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

 **Reduced Sale Price: ~~\$2,700,000~~ \$1,500,000**



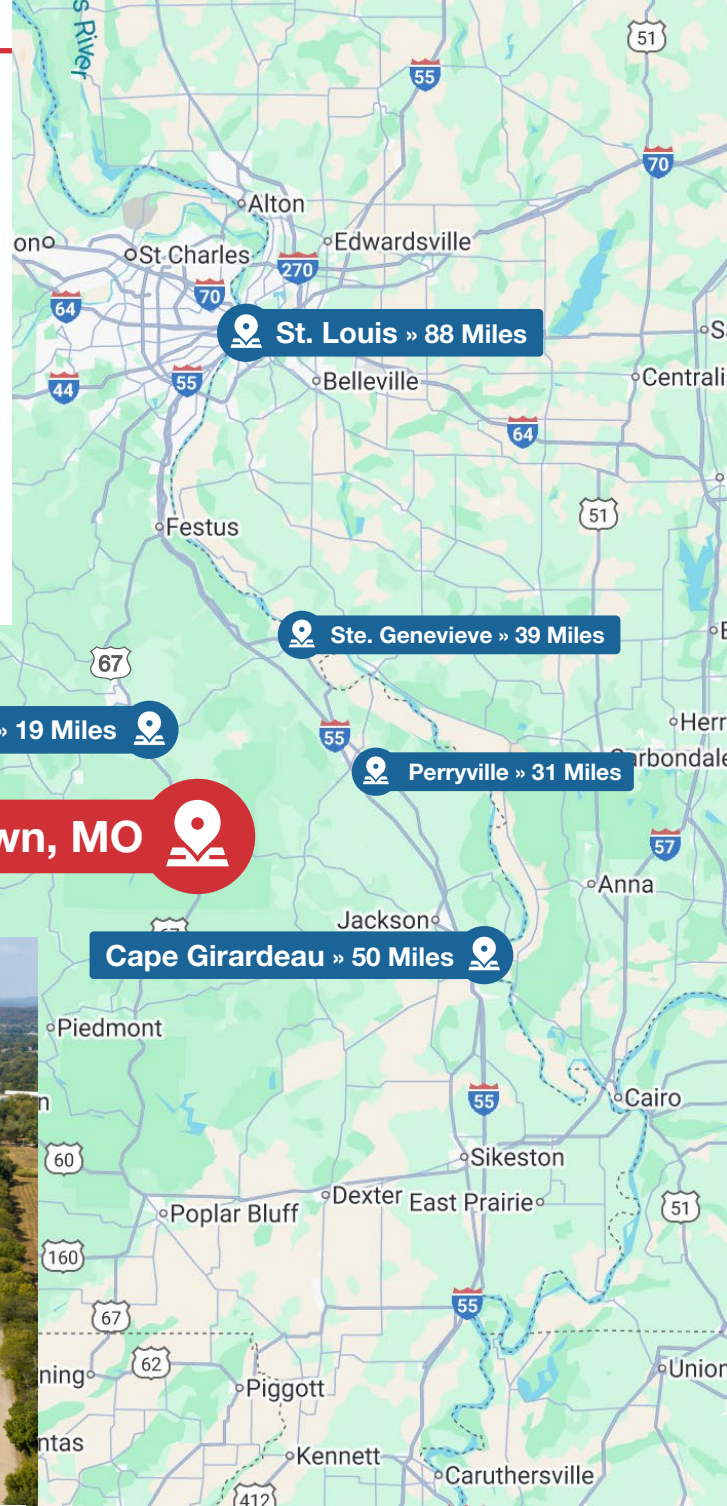
Floor Plan



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



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