

# For Sale/Lease

NAIDESCO

1631 W 5th St  
Eureka, MO 63025



## Property Highlights



For Sale/Lease  
4,080 SF on 1.09 AC



Flex  
Building



Monument Signage  
with I-44 Visibility



\$795,000 OR  
\$5,000/MO, NNN

For more information, please contact:



Michelle Goodwin, CCIM  
d (314) 994 - 4944  
c (636) 236 - 9802  
mgoodwin@naidesco.com



Daniel Hayes  
d (314) 994 - 4068  
c (314) 401 - 4944  
dhayes@naidesco.com

NAIDESCO  
8112 Maryland Ave, Suite 300  
St. Louis, MO 63105  
(314) 994 - 4800  
[naidesco.com](http://naidesco.com)

## Property Features

- 4,080 SF flex building on 1.09 acres
- Potential outside storage
- Approx. 50% office (2 levels) and 50% warehouse
- (1) 12' drive-in door with 13' clear height
- Large monument signage on W. 5th Street & I-44
- Built in 2012

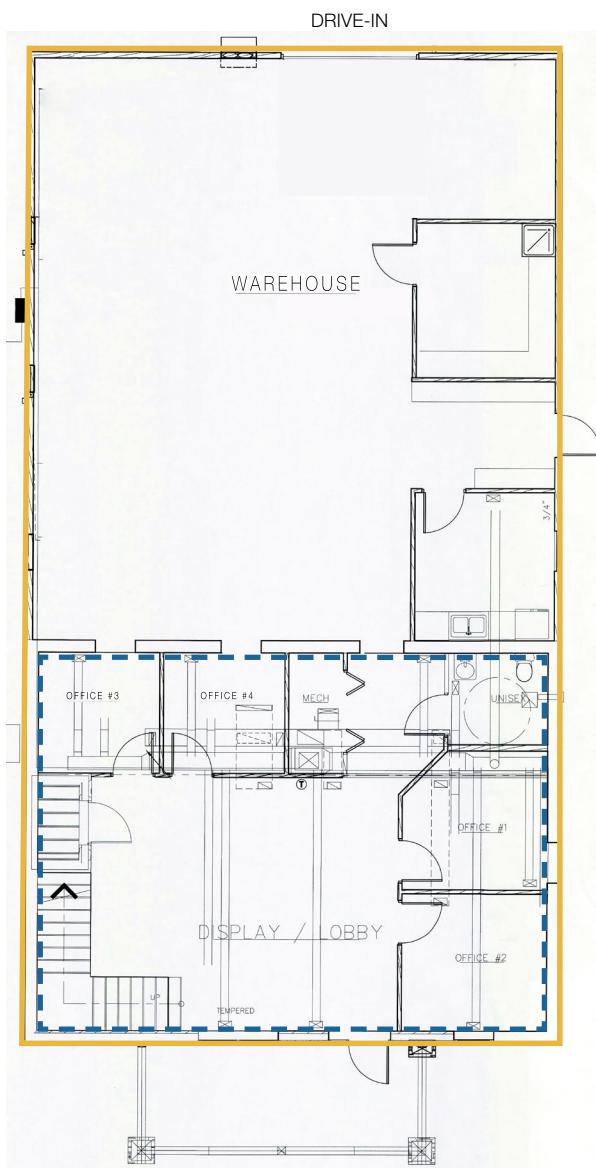
 **Sale Price:**  
**\$795,000**

 **Lease Rate:**  
**\$5,000 / MO, NNN**

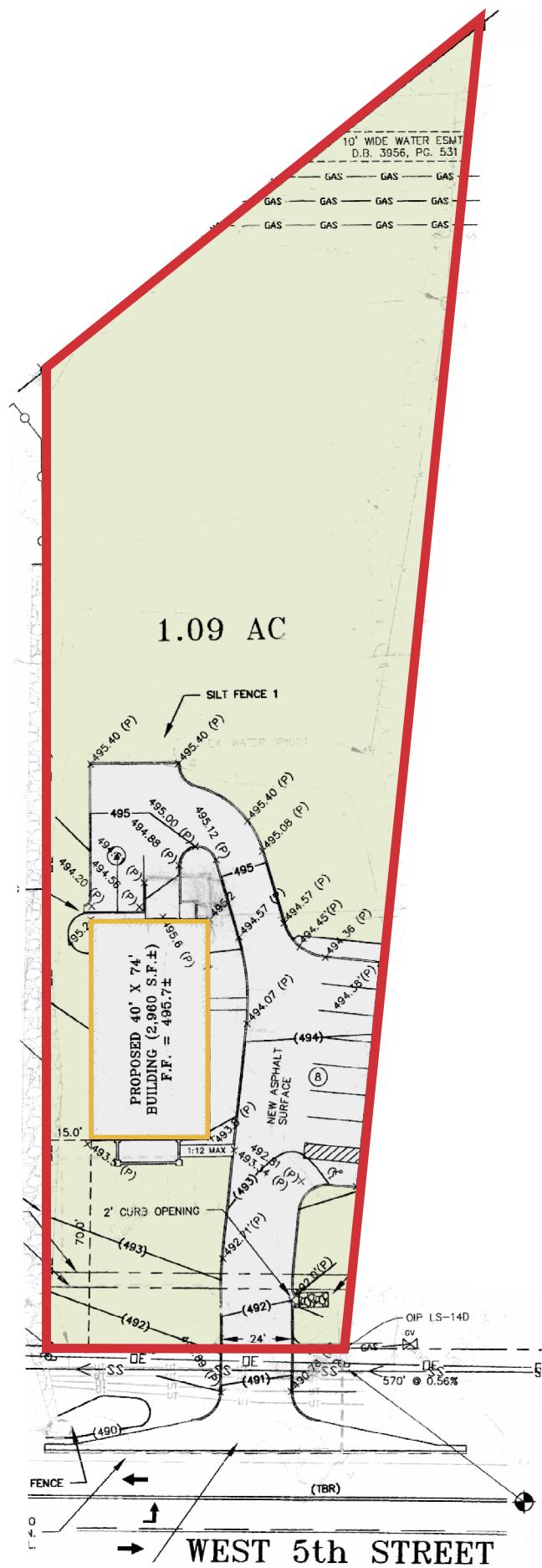
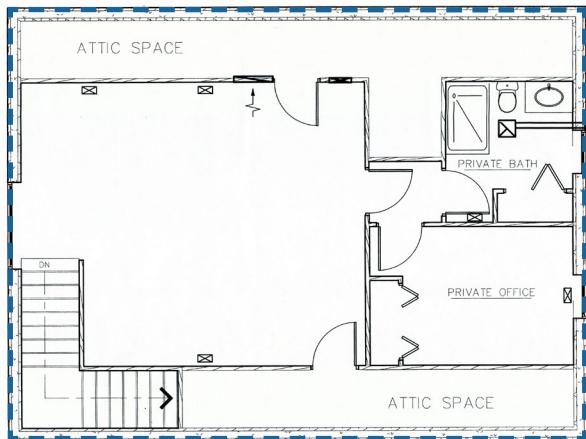


# Floor & Site Plan

## First Floor



## Second Floor



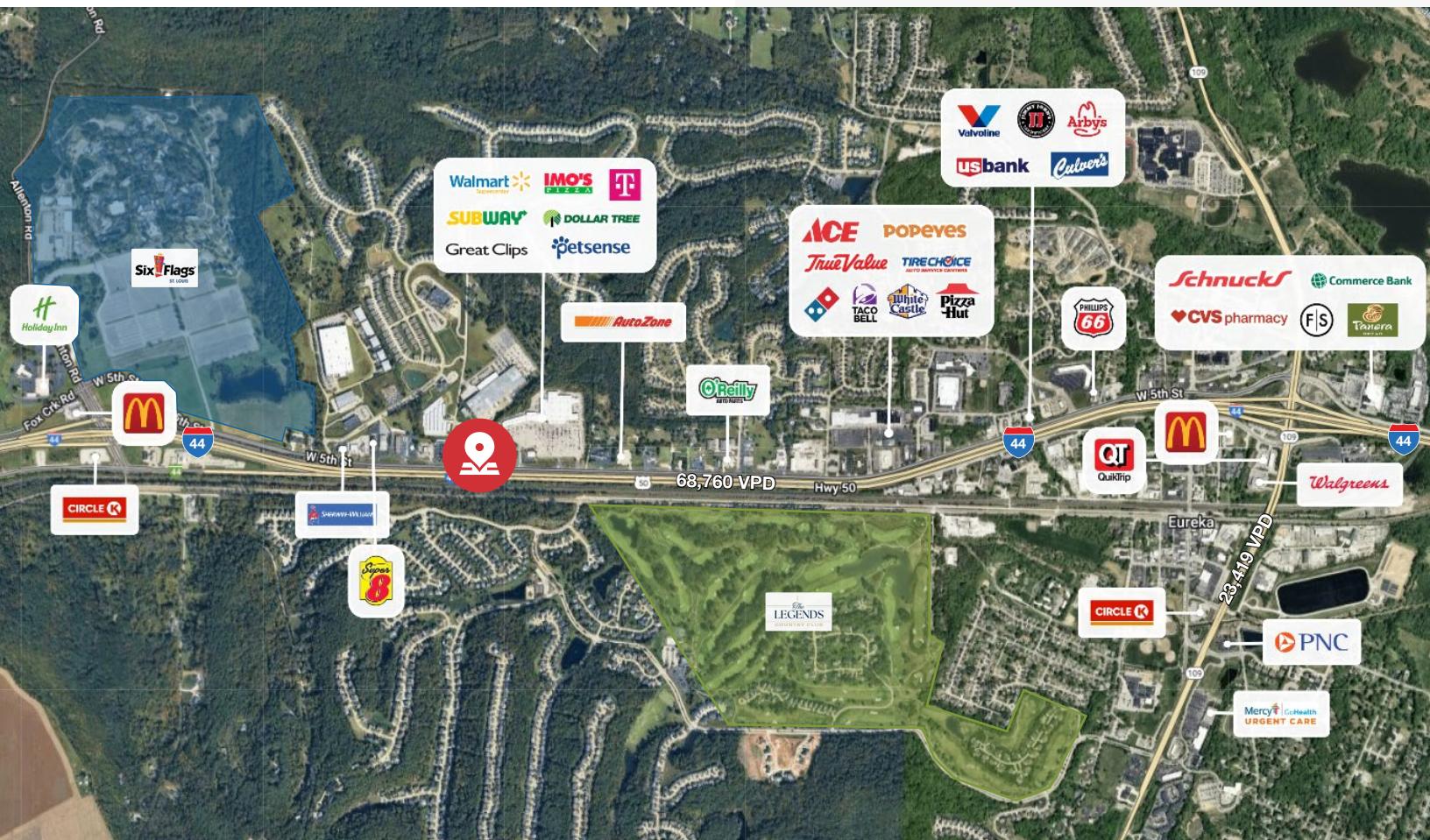
## Location



## Demographics



	Population	Avg. HH Income	Households
1 MILE	4,963	\$157,577	1,592
3 MILES	16,559	\$173,738	5,532
5 MILES	27,024	\$177,546	9,534



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