

# 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:



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## 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**



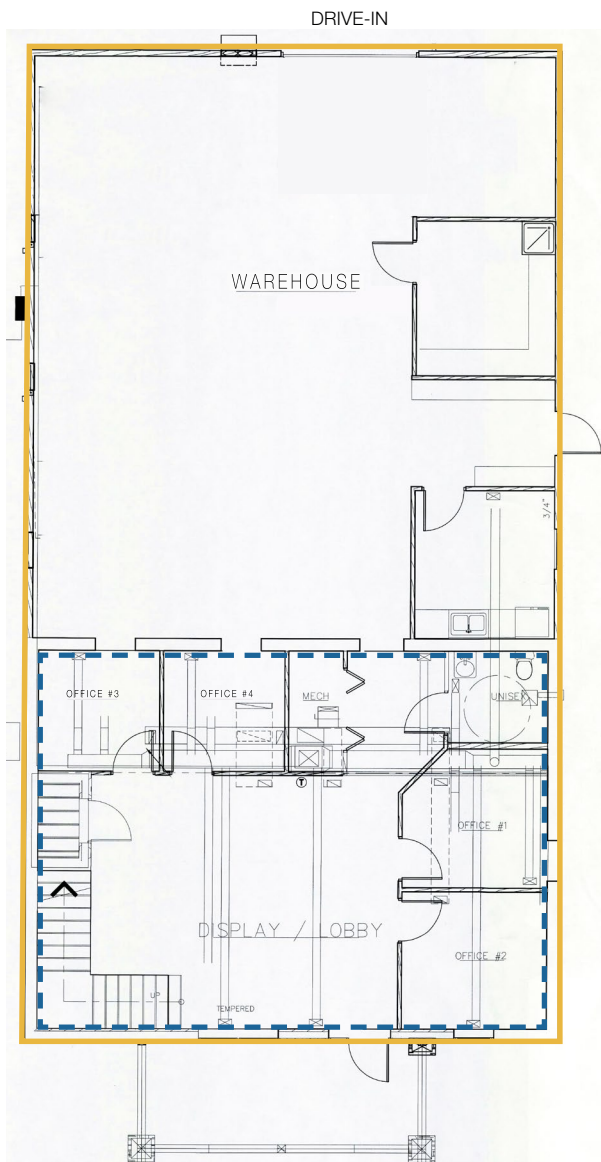
**Lease Rate:**  
**\$5,000 / MO, NNN**



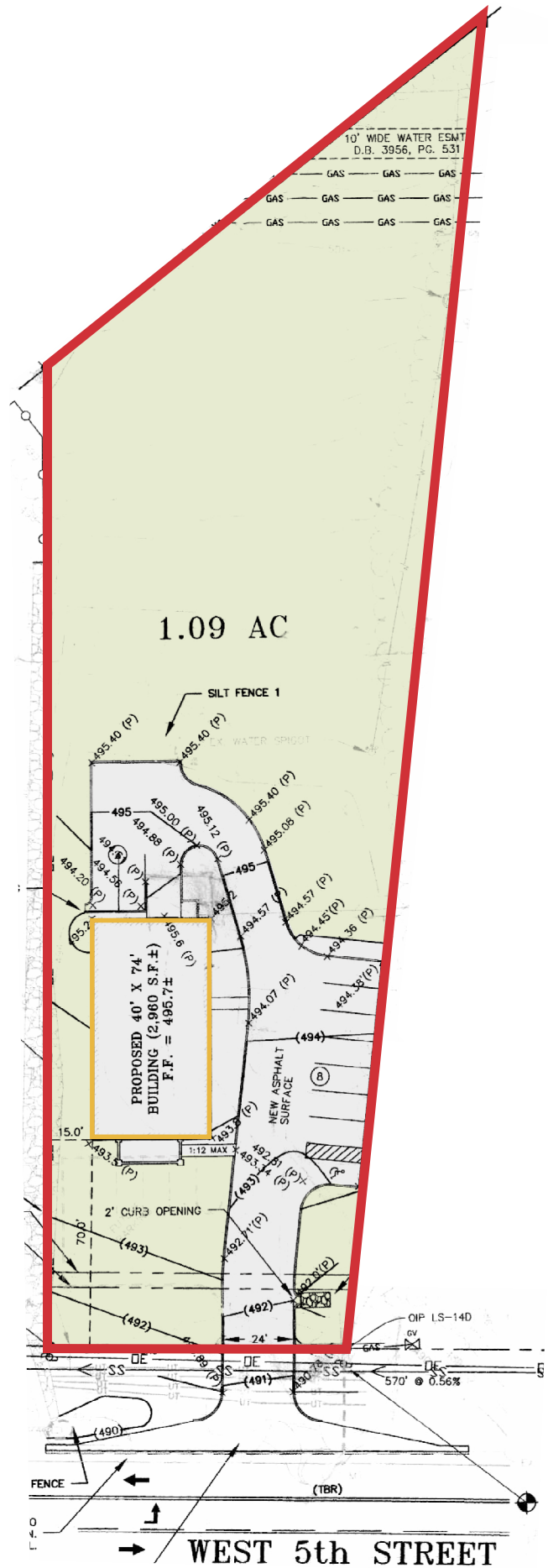
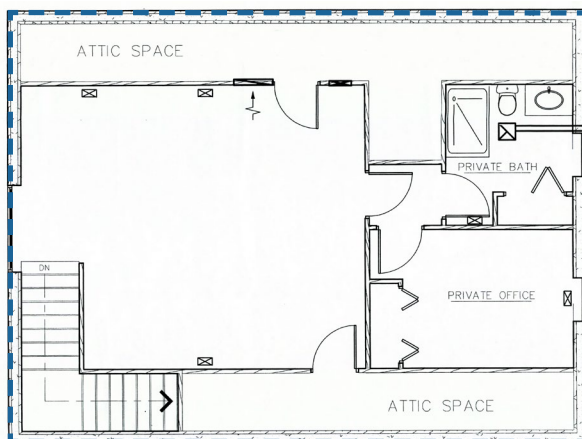


# Floor & Site Plan

## First Floor

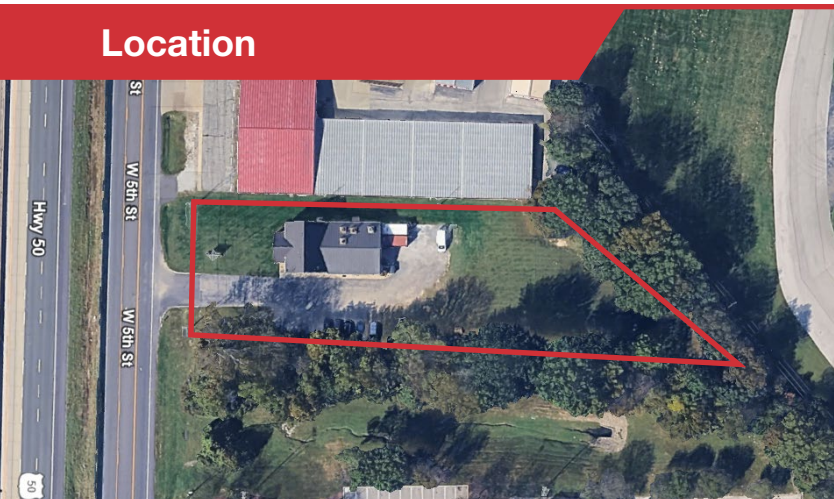


## Second Floor





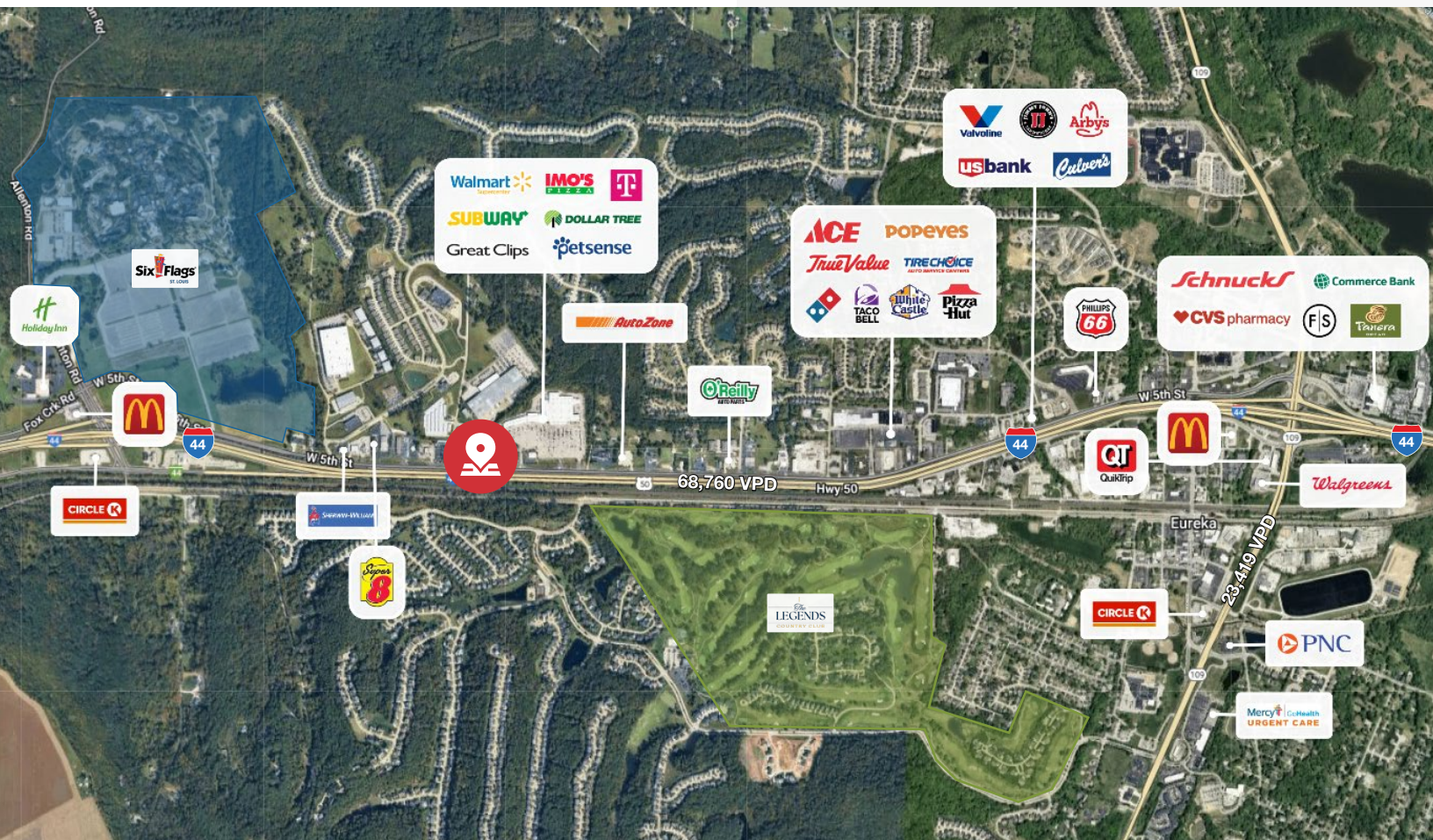
## Location



## 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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