



4117 N HIGHWAY 61

PERRYVILLE, MO 63775

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent opportunity to acquire a substantial industrial property in the heart of Perryville's manufacturing corridor. This former Seguin Moreau Cooperage site — historically utilized for stave and wood products processing — offers over 42,000± SF of functional space spread across 14 buildings on a generous 15± acre parcel with excellent highway access. This property is ideal for businesses seeking a turnkey location for light industrial manufacturing, warehouse/distribution operations, fabrication, assembly, or equipment storage. The flexible layout across multiple buildings allows for phased occupancy or sub-leasing opportunities to maximize value. Its industrial zoning and acreage also present expansion potential, additional yard space, or redevelopment concepts.

OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	15.3 Acres
Building Size:	42,734 SF

PROPERTY HIGHLIGHTS

- 42,734 SF building space with multiple structures for manufacturing, warehousing, and distribution.
- 15-acre land area with I-2 zoning, suitable for a wide range of industrial uses.
- Strategic location along U.S. Highway 61 for superior regional access and logistics.
- Formerly used for industrial cooperage and stave production, with manufacturing yards and support buildings.
- Ideal for heavy storage, fabrication, and industrial operations.
- Versatile building configuration designed for manufacturing needs.
- Ample indoor production space for industrial operations.
- NOTE: There are working wood kilns on site and will come with the sale of the property if they are not sold before the property becomes under contract.

LOCATION MAP



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ADDITIONAL PHOTOS



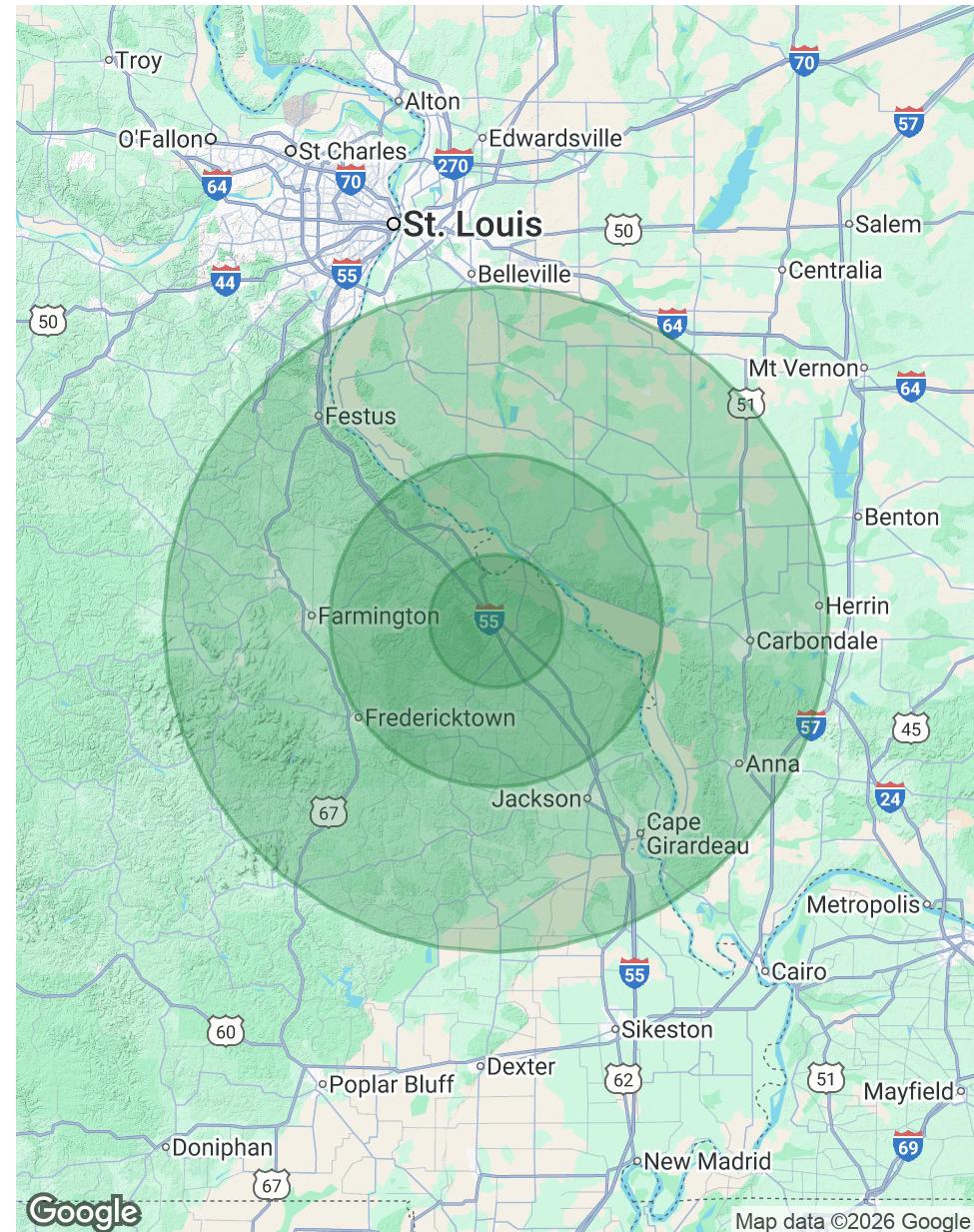
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	25 MILES	50 MILES
Total Population	15,582	66,542	554,747
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	44	43

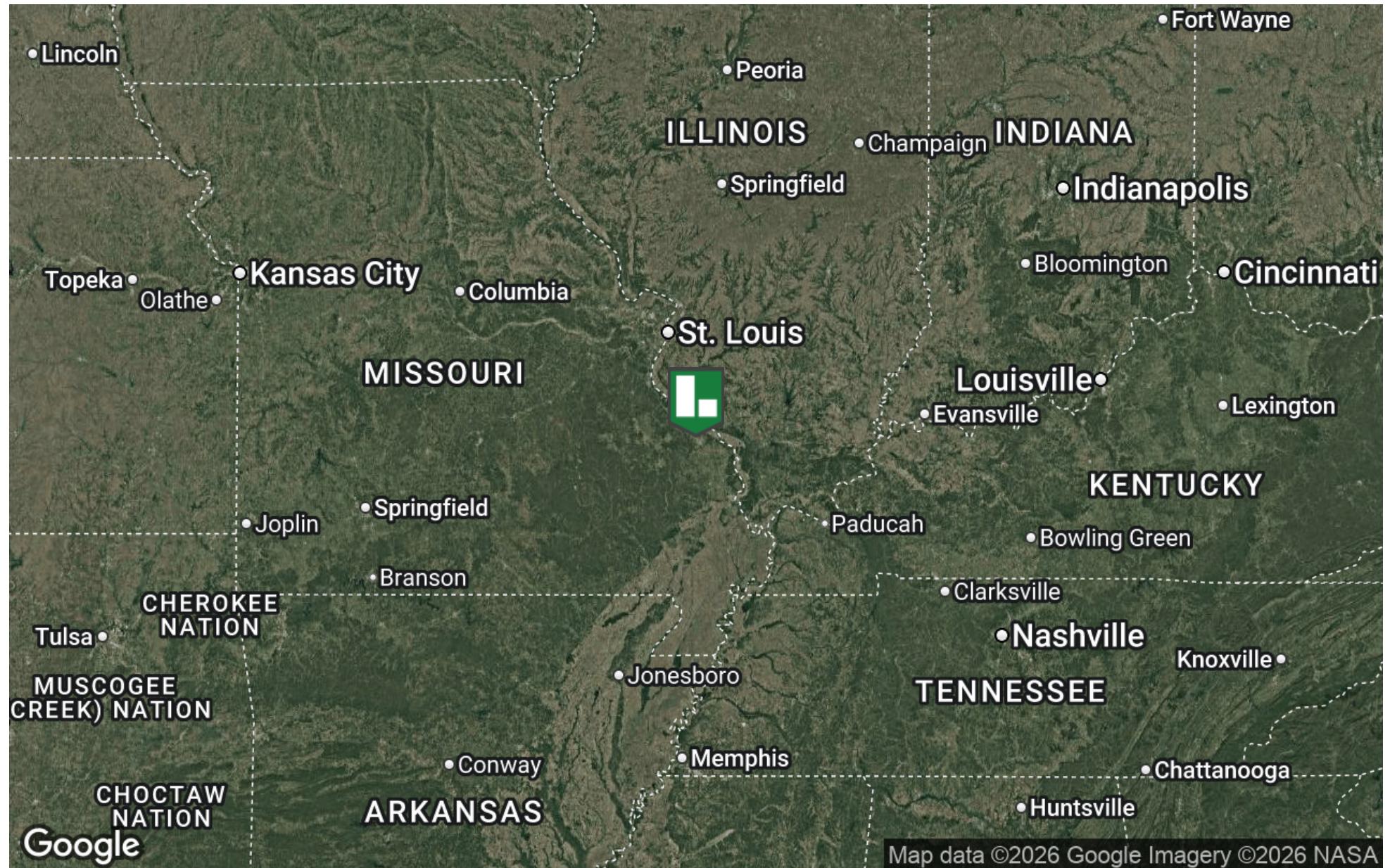
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	6,264	25,677	220,727
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$84,159	\$87,782	\$86,533
Average House Value	\$242,648	\$232,662	\$225,671

Demographics data derived from AlphaMap



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REGIONAL MAP



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MATT HUBER

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PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

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