

# For Sale

**NAIDESCO**

**8853 Petroff Dr**  
Caseyville, IL 62232



## Property Highlights



**For Sale**  
4,764 SF on 1.01 AC



**Office / Warehouse /  
Shop Building**



**Excellent Access to  
I-64 and I-255**



**Sale Price:**  
\$425,000

For more information, please contact:



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**NAIDESCO**

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## Property Features

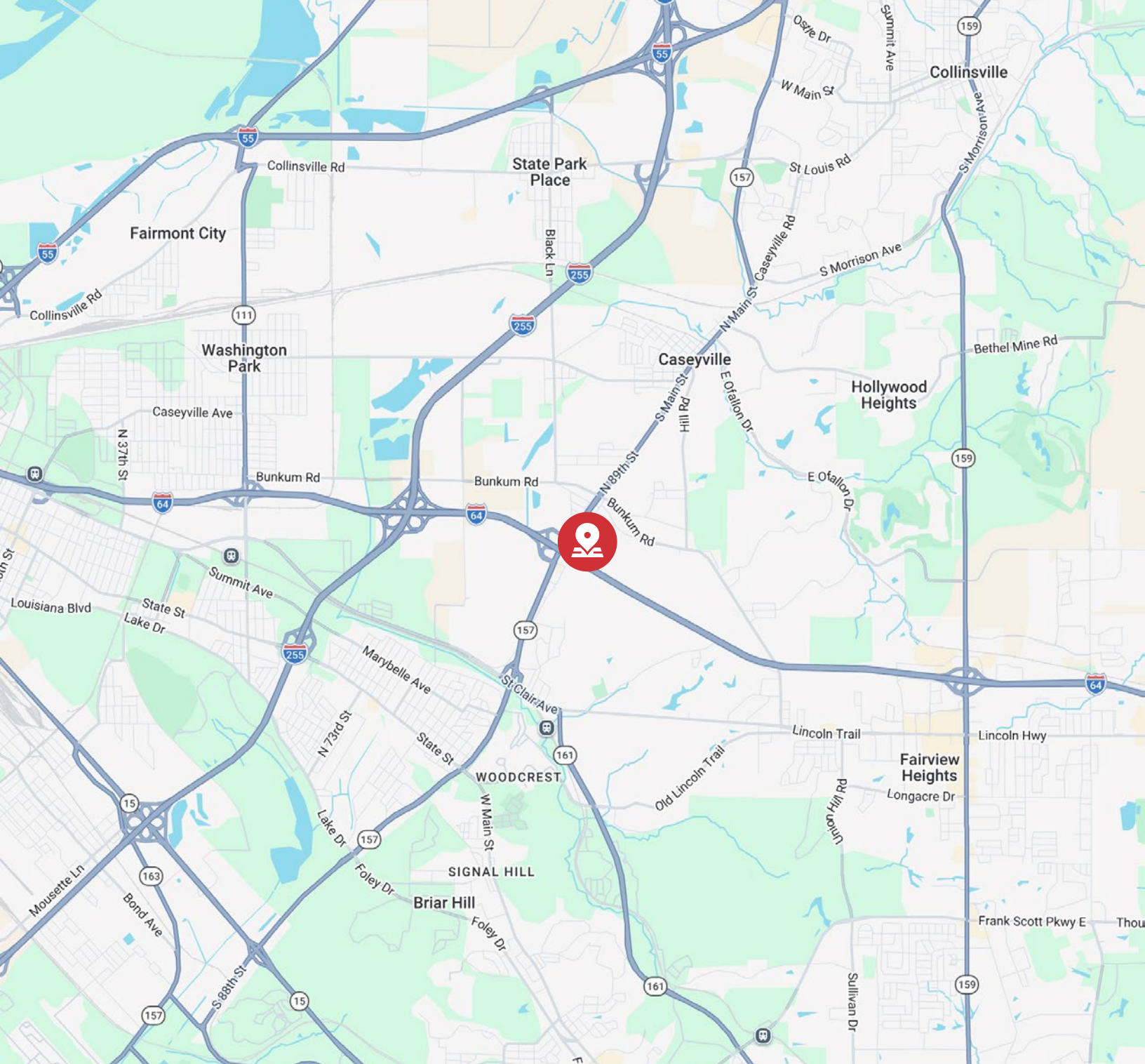
- 4,764 SF office/warehouse/shop building
- ±70% office / ±30% warehouse
- 9'–20' clear heights
- Two (2) 12' x 16' drive-in doors
- Single-phase power: 240V / 200 amps
- 1-acre fenced gravel lot
- B-1 zoning (retail permitted)
- Corner location on IL Route 157 within an Enterprise Zone
- Quick access to I-64 & I-255; ~10 minutes to Downtown St. Louis
- 2023 real estate taxes: \$12,530



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