

For Sale

Industrial Land & 5,000 SF Industrial Building

25 Truitt Drive
Eureka, MO 63025



- 5,000 SF Building on 2 acre lot
- 1,100 SF Office
- Single Phase Electric
- 14" Ceiling
- Gas Heat
- 2 - 8'x8' Overhead Doors
- 1 - 12'x12' Overhead Door
- Property is under remediation through the State of Missouri Petroleum Storage Tank Insurance Fund (PSTIF)
- Visible and access from Hwy. 109
- Zoned M-1 Light Industrial
- Avg. Industrial Rent in Eureka-\$18.00 PSF/NNN
- Avg. Industrial Vacancy Rate in Eureka - 6%
- **Asking Price: \$569,000**



Paul Nagel

Gundaker Commercial Group
2458 Old Dorsett Rd. Suite 311

St. Louis, MO 63043

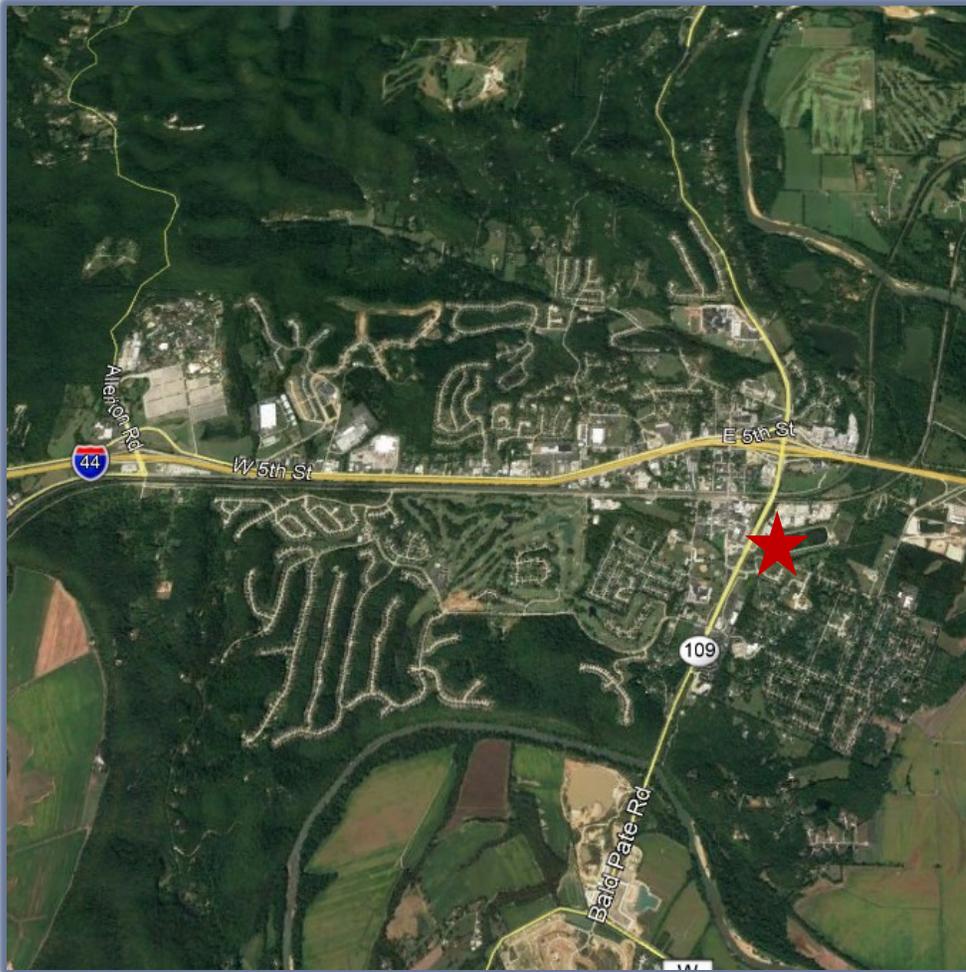
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Elevation

Base elevation of the property is 446.6' in the 100 year flood plain. If a new structure was to be constructed or the existing structure was to be substantially damaged, the structure would be elevated or flood proofed to be at, or above, 447.6'.



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