

# FOR SALE

## 7,860 SF Office / Service Building

1710 Vaughn Rd (IL Rte 111), Wood River IL 62095

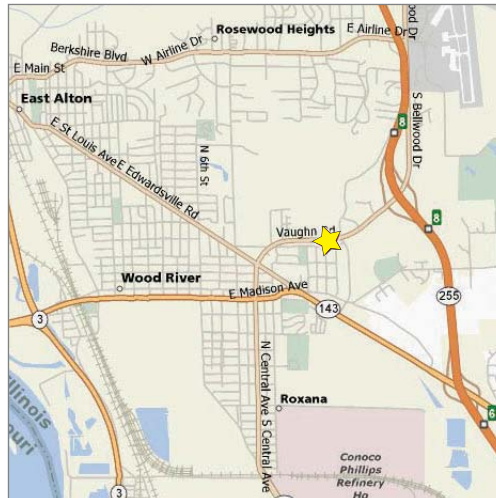


### Property Highlights

- 7,860 SF office / service building
- 2,000 SF office
- 1.21 acre oversized lot
- Large paved surface
- 6-12'x14' drive-in doors (drive through building)
- 400 amp / 3 phase
- 15' ceilings
- Floor drains & oil / water interceptor
- Shop air & water throughout service bays
- Ideal fleet service / contractor facility
- Located on IL Rte 111, at the entrance to the new Wal-Mart anchored Wood River Plaza

### New Sale Price

~~\$670,000~~ \$577,000



### Contact

**NAIDESCO**

Commercial Real Estate Services, Worldwide.

Andy C. Murphy, CCIM  
314 994 4093  
amurphy@naidesco.com

Floyd L. Sweeney, SIOR, MCR  
314 994 4445  
fsweeney@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com

# AERIAL VIEW

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