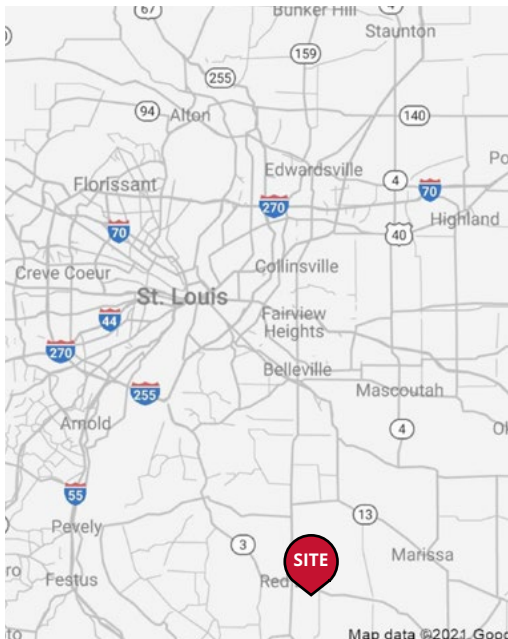


Red Bud
Business Park
Development

Investment Opportunity



INDUSTRIAL FOR SALE

391 Kennedy Drive | Red Bud, IL 62278

146,650 SF | \$7,862,000

PROPERTY DETAILS

Fully occupied mission critical manufacturing facility

7% cap rate on existing NOI

NOI for 1/1/2026-12/31/2026 = \$550,385

9 years of remaining lease term. Expires 12/31/2034

Dan Cahill, CCIM, SIOR

314.785.7639

dcahill@paceproperties.com

Ben Cahill, CCIM, SIOR

314.785.637

bcahill@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Floor Plan

