

**4117 N Highway 61**  
Perryville, MO 63775



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**MLS# MIS26000698**



**\$695,000**

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. Perryville, Missouri, stands as a strong industrial market within Southeast Missouri with robust transportation connectivity via Highway 61 and proximity to Interstate corridors. The region supports a diversified manufacturing base and workforce, offering tangible advantages for relocation or expansion projects. 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. -



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