

**SALE PRICE REDUCED TO \$998,000
OR FOR LEASE - RATE \$12.00 NNN
3324 Hollenberg Drive, Bridgeton, MO 63044**



PROPERTY DETAILS:

10,500 SF Single Story Office – Flex building for sale or lease
Control Your Own Front Door
4.5 / 1000 Parking Ratio [48 surface spaces]

- ❖ Formerly rear warehouse area had a 10 x 10 rollup garage door, prior to being converted to all office/flex/back office set up.
- ❖ 400 Amp 120/208V Electrical Service
- ❖ 6797 SF vacant now, additional opportunity for growth with termination of 3703 SF Month to Month lease, or more, with a downsize of the MTM lease. Various opportunities.
- ❖ Well located and accessible to 270/70, Airport, St Louis and St. Charles Counties.
- ❖ Contact Broker for More Information, Matterport tour – please do not disturb current occupant.

Property Is being sold in its "As Is- Where is" condition and buyers are encouraged to conduct their own independent investigation.

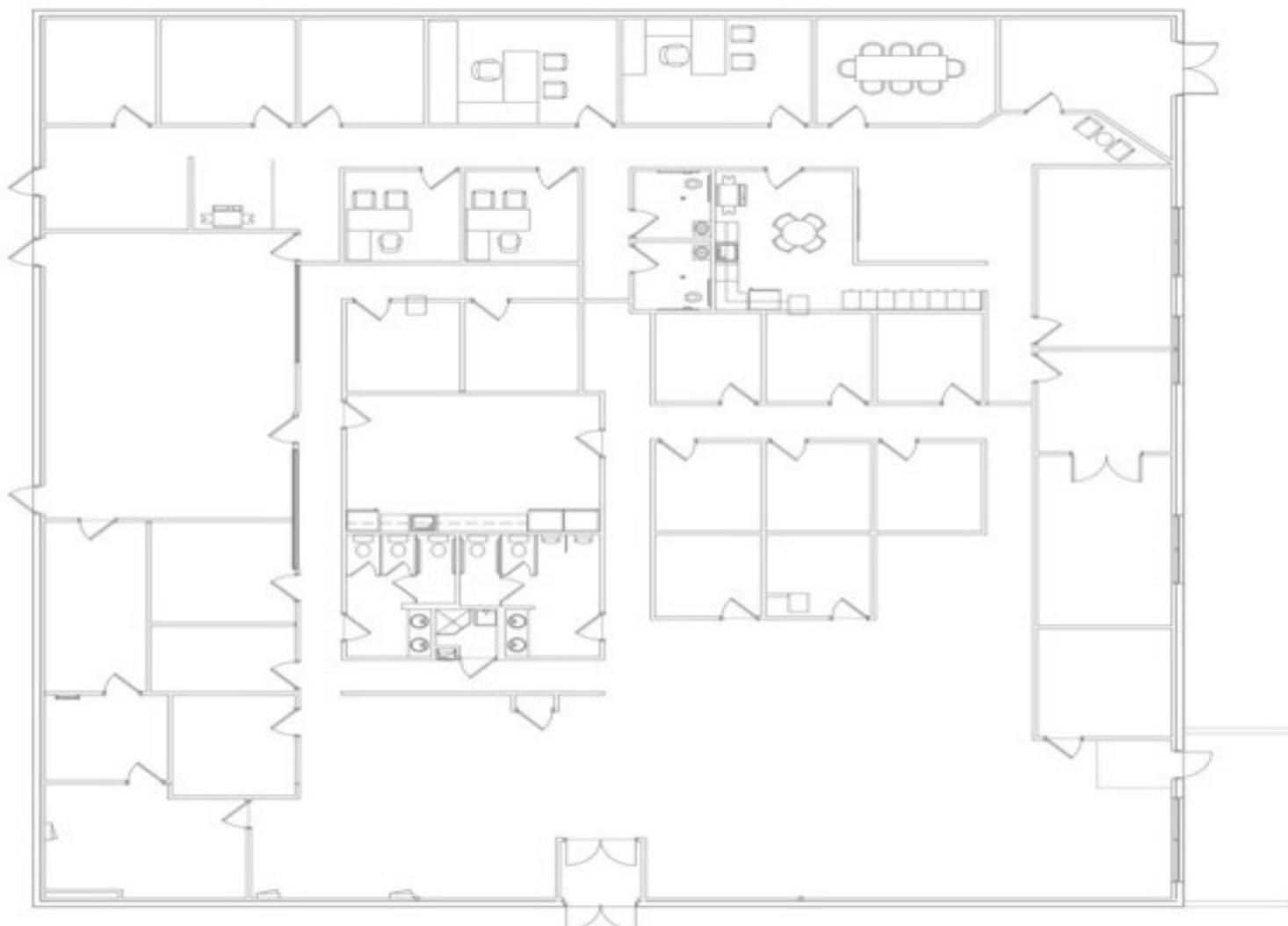


For Information Contact: Lynn Richter – Designated Broker
richter.cresllc@gmail.com – 314-610-5027
Commercial Real Estate Solutions, LLC
810 Big Bend Woods Drive, Manchester, MO 63021

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

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Total Building Floor Plan



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Matterport Tour of 6797 SF Space:

<https://my.matterport.com/show/?m=1sPZzuv5nnh>

3703 SF - Month to Month Tenant - using only about 1600 SF



6797 SF vacant space - 10,500 SF building is available once MTM tenant is given notice and vacates - MTM tenant server located in the larger space

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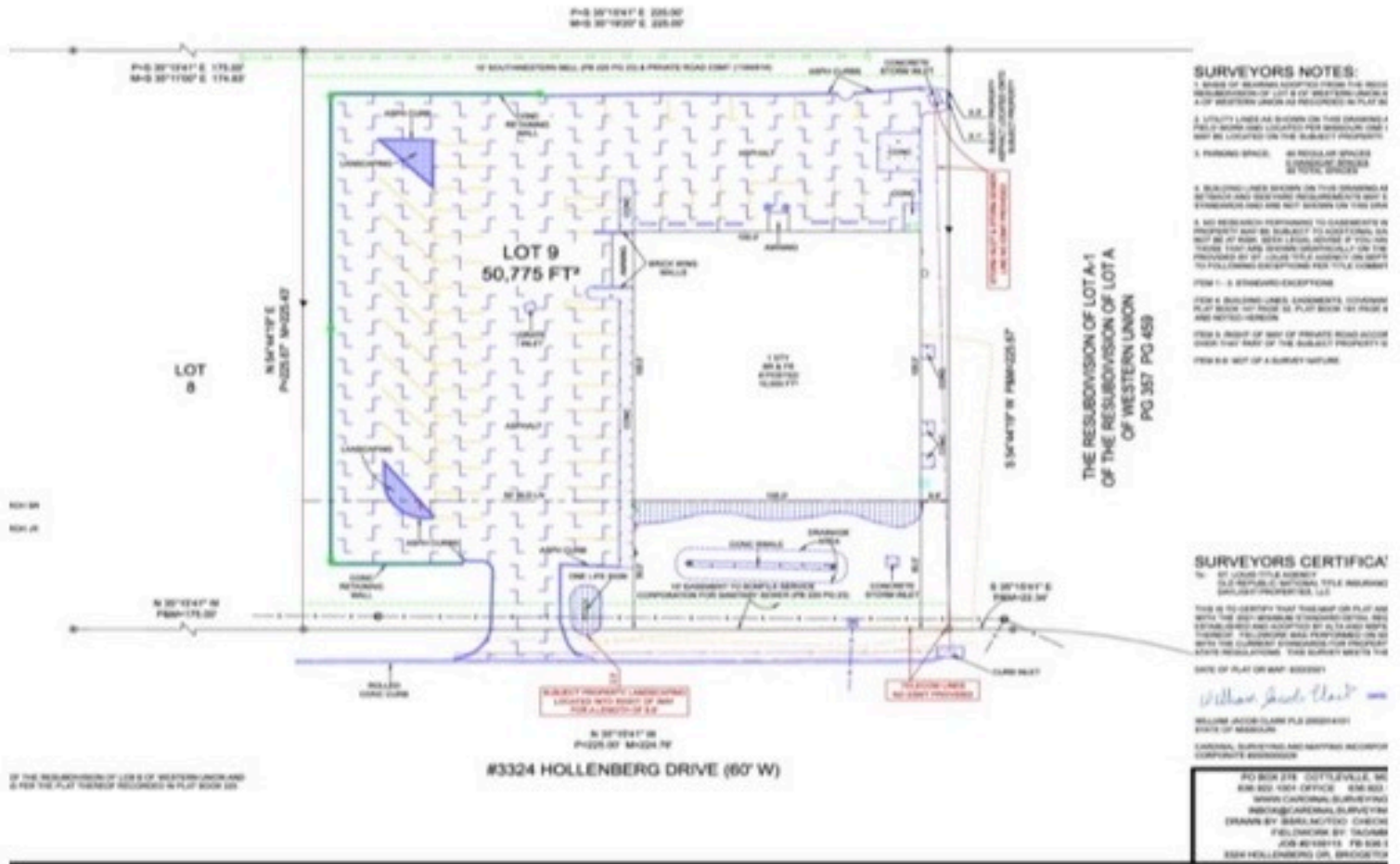


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LOT 9 OF THE RESUBDIVISION OF LOTS 8 & 9 OF THE RESUBDIVISION
OF LOT B OF WESTERN UNION AND THE RESUBDIVISION OF LOT 2 OF
THE RESUBDIVISION OF LOT A-2 OF WESTERN UNION
PB 220 PG 23, ST LOUIS COUNTY, MISSOURI

N/F
DIERBERGS COMMISSARY LLC
11449/1173



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