

FOR SALE

10,270 SF TEST KITCHEN / OFFICE

3362 HOLLENBERG DRIVE | BRIDGETON, MISSOURI 63044



PROPERTY HIGHLIGHTS

- Free-standing 10,270 SF building on 1.14 Acres
- Test kitchen with existing hood and other kitchen equipment including walk-in cooler/freezer
- Small attached storage with drive-in loading
- Quality and functional office space with 4:1,000 parking
- Great interstate access to I-70, I-270 and Hwy 141 (Earth City Expressway)
- Conveniently located near St. Charles, Earth City, Riverport and Westport
- Within close proximity to SSM DePaul Health Center and other major medical facilities
- **SALE PRICE: \$1,250,000.00 (OWNER MAY CONSIDER A LEASE)**

For additional information, please contact:

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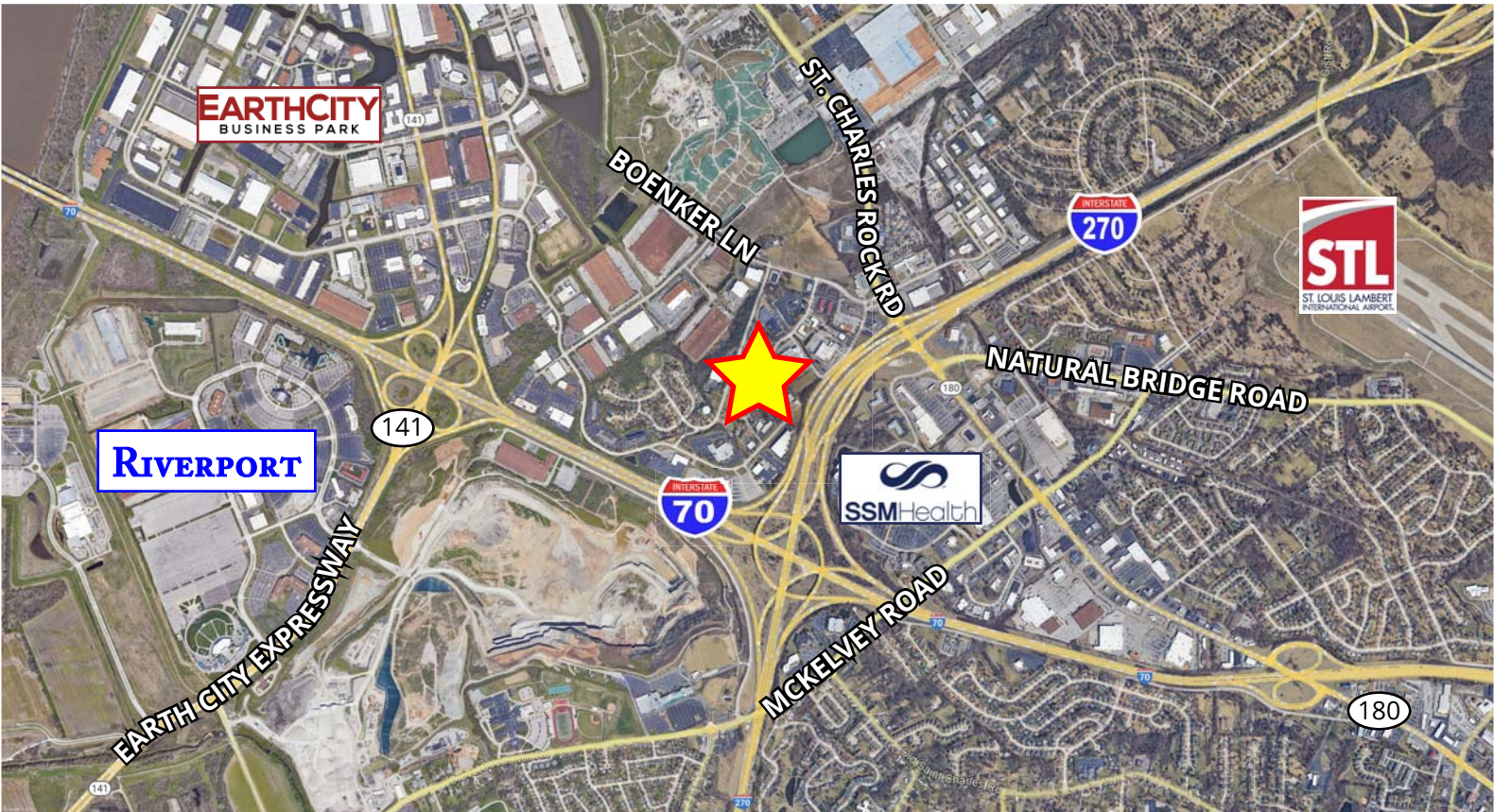
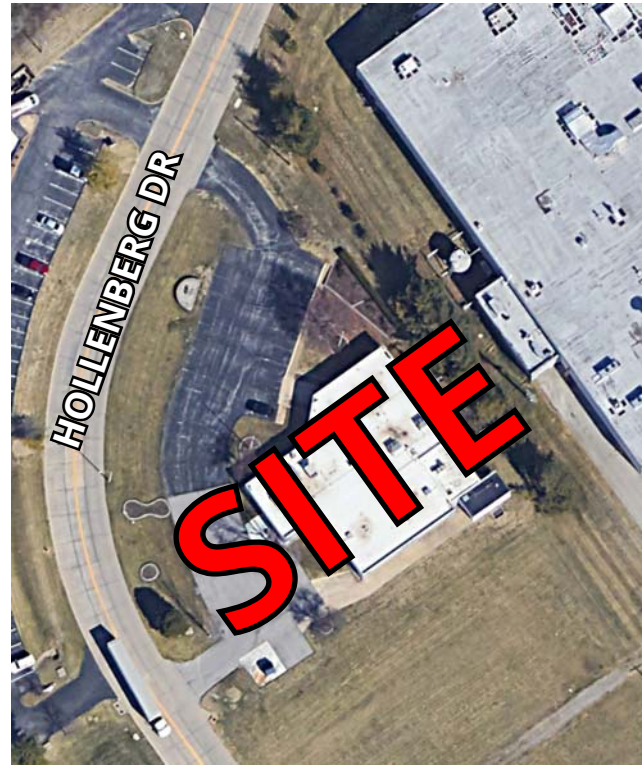
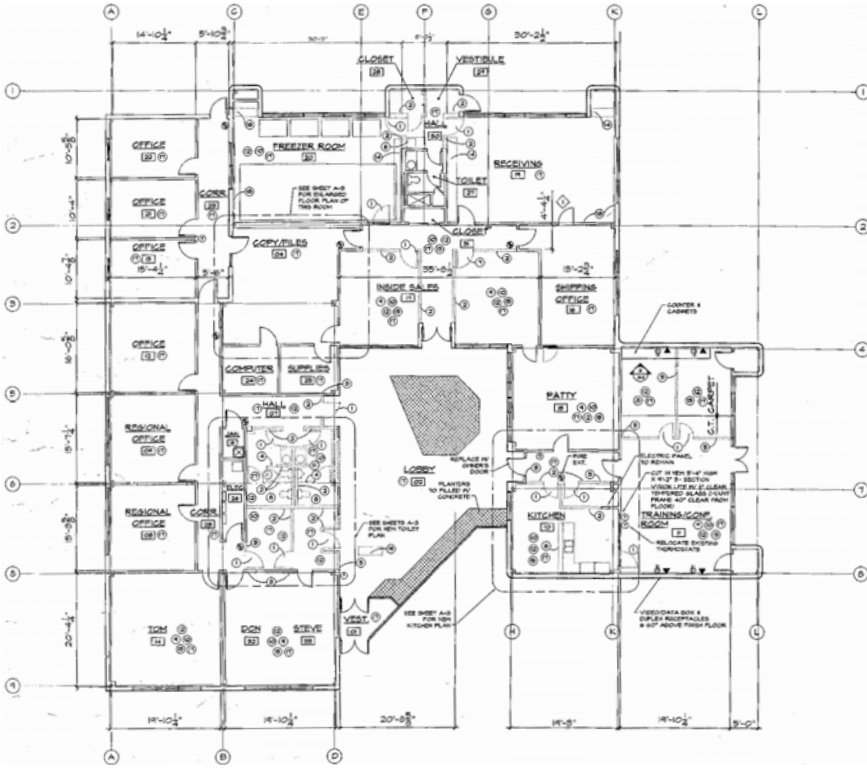
HUTKIN
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