

# OFFICE/WAREHOUSE FOR SALE or LEASE HOLLENBERG SERVICE CENTER

3401-3421 Hollenberg Drive, Bridgeton, MO 63146

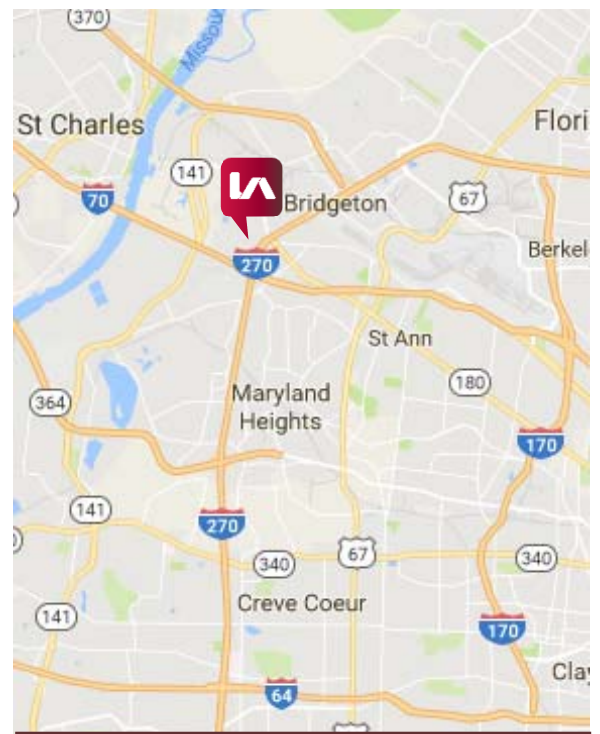


## PROPERTY INFORMATION

<b>TOTAL BUILDING:</b>	26,674 SF
<b>AVAILABLE SUITES:</b>	Suite 3421 – 9,540 SF
<b>PARKING:</b>	3:1000
<b>CLEAR HEIGHT:</b>	16'
<b>NOTES:</b>	Excellent Access to I-270 and I-70. Close Proximity to the Airport. Available Immediately
<b>LEASE RATES:</b>	\$5.95 PSF, NNN
<b>SALE PRICE:</b>	\$1,886,000 (\$70.71 PSF) 8% Pro-Forma Cap Rate

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C 314-496-9023

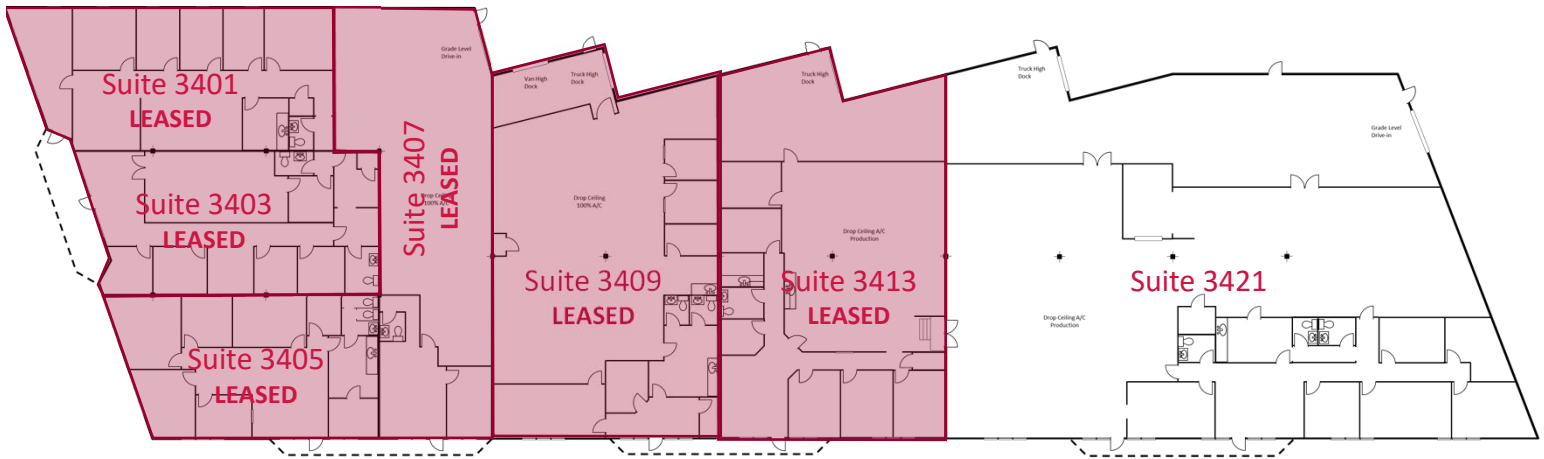
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## OVERALL FLOOR PLAN



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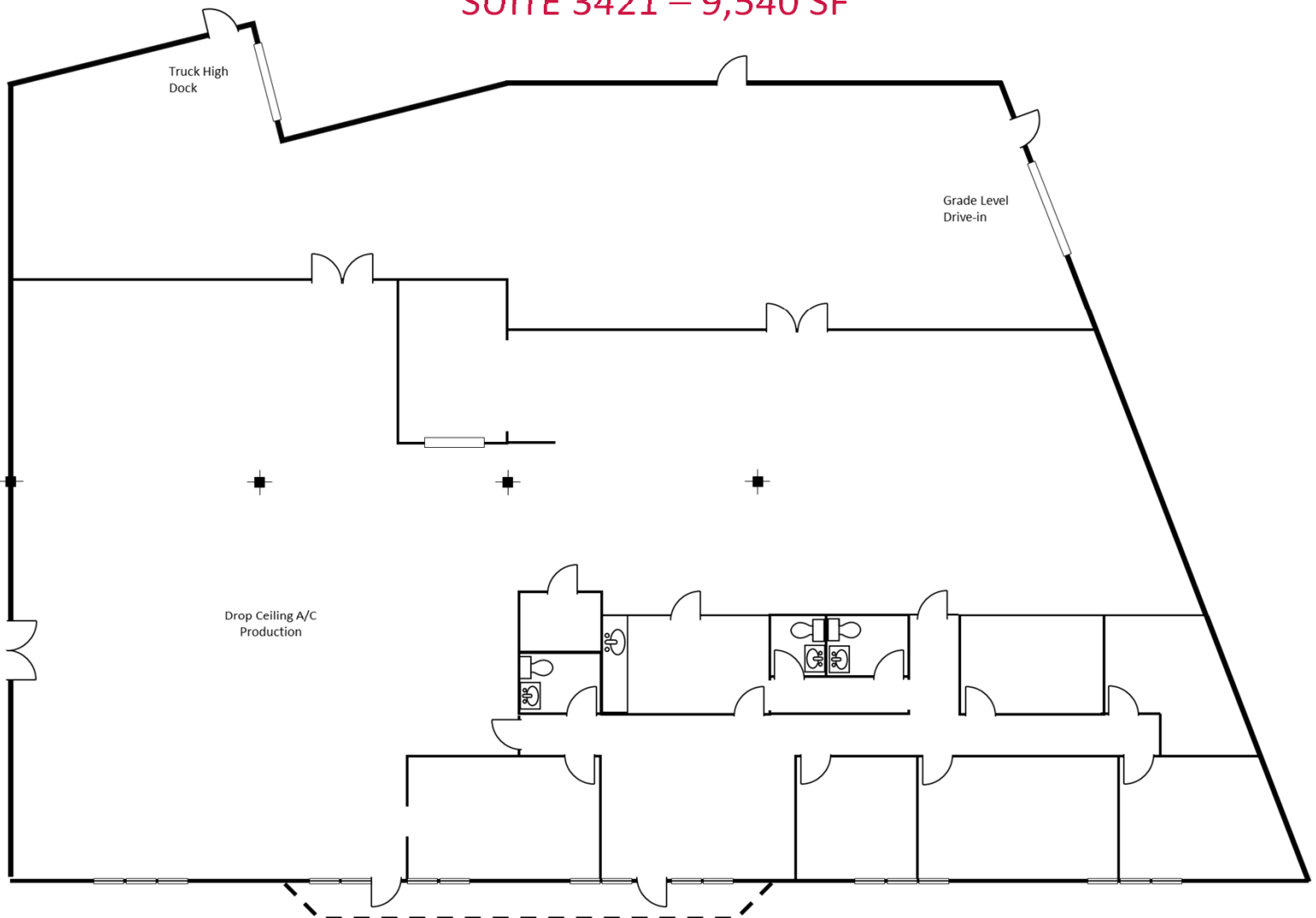
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## HOLLENBERG SERICE CENTER

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### SUITE 3421 – 9,540 SF



- 75% Office
- 6 Private Office
- Break Room
- Large Air-Conditioned Production Area with Drop Ceiling
- 1 Truck-High Dock
- 1 Grade Level Drive-in
- \$5.95 PSF, NNN

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