

# 100% LEASED FLEX BUILDING

Investment Opportunity | Confidential Offering Memorandum

3377 Hollenberg Drive  
Bridgeton, MO 63044



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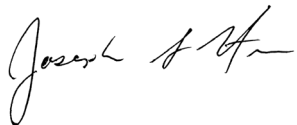
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## Exclusively Offered By:



**Joseph S. Hill, CCIM, SIOR**  
Executive Vice President



**W. Rockwell (Rocky) Stenger**  
Senior Vice President

# Offering Summary

**PROPERTY ADDRESS:**

3377 Hollenberg Drive, Bridgeton, MO 63044

**BUILDING SIZE:**

7,503 SF

**BUILDING TYPE:**

Flex building

**OCCUPANCY:**

100% leased to two (2) tenants

**WEIGHTED LEASE TERM:**

3.1 years weighted average term remaining

**LEASE TYPE:**

Net leases - Tenant reimburses taxes, insurance, CAM, and management fees

**RENT INCREASES:**

2.31% average annual rent increases

**PROPERTY IMPROVEMENTS:**

New roof installed in 2016, new mechanical, newer interiors, and newer landscaping

**NOI:**

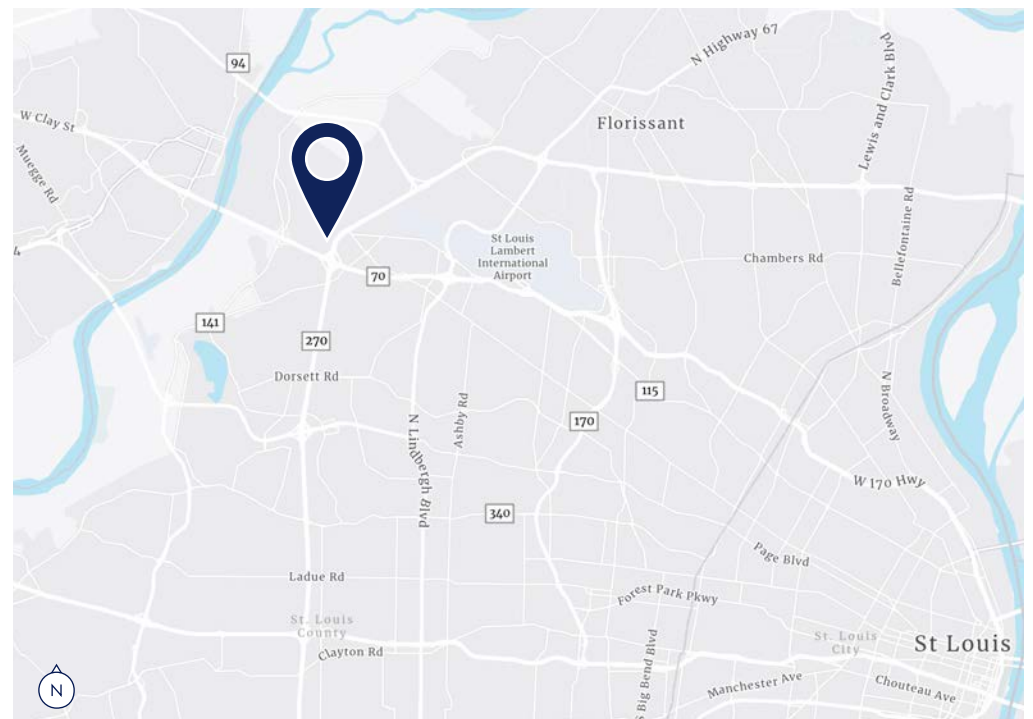
\$72,790

**CAP RATE:**

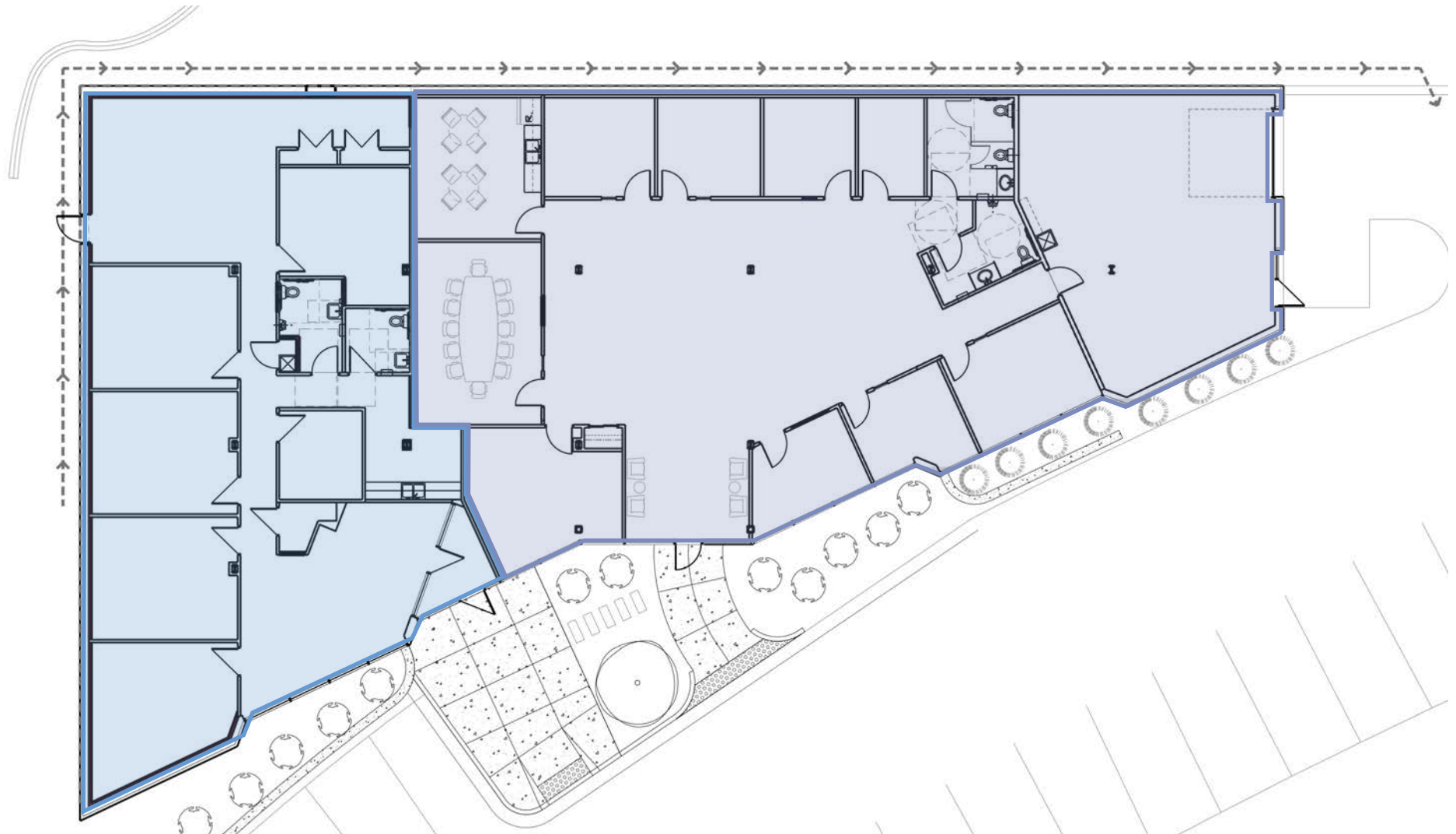
7.5%

**SALE PRICE:**

**\$970,000** (\$129.00 PSF)



# Floor Plan



 **Finch Plumbing: 2,997 SF**

 **Feezor Engineering: 4,506 SF**

# Valuation

Address	Tenant	Square Feet	Lease To	Lease Type	Base Rent PSF	Annual Base Rent	Tenant Recoveries	Rent Increases	Security Deposit	Renewal Options
3377A	Feezor Engineering	4,506	3/31/2028	NNN	\$10.75	\$48,440	\$26,294	2% annually	\$3,380	2 x 3 yrs @ FMV
3377B	Finch Plumbing Co	2,997	3/31/2028	NNN	\$8.13*	\$24,351	\$17,488	\$0.25 annually	\$2,300	3 x 3 yrs @ 95% FMV or \$11.40 per SF
<b>Lease Summary</b>		<b>7,503</b>	<b>3.1 yrs average</b>		<b>\$9.70</b>	<b>\$72,790</b>	<b>\$43,782</b>			

\*Rental rate reflects two (2) months of rent abatement each year.

Gross Base Rent	\$72,790
Tenant Recoveries	\$43,782
<b>Effective Gross Income</b>	<b>\$116,572</b>

<b>Reimbursable Operating Expense</b>	<b>Annual</b>	<b>Per SF</b>
Real Estate Tax	\$24,816	\$3.31
Property Insurance	\$4,800	\$0.64
<b>CAM</b>		
Landscaping and Snow Removal	\$4,700	\$0.63
Utilities	\$500	\$0.07
Repairs and Maintenance	\$2,000	\$0.27
Management Fees	\$2,912	\$0.39
<b>Total CAM</b>	<b>\$10,415</b>	<b>\$1.35</b>
<b>Total Reimbursable Operating Expense</b>	<b>\$40,031</b>	<b>\$5.34</b>
<b>Non-Reimbursable Operating Expense</b>		
Landlord Repairs and Replacements	\$3,752	\$0.50
<b>Total Operating Expense</b>	<b>\$43,782</b>	<b>\$5.84</b>
<b>Net Operating Income</b>	<b>\$72,790</b>	<b>\$9.70</b>

# Tenant Summaries



Feezor Engineering is a civil engineering company operating out of two locations; Chatham, Illinois and Bridgeton, MO. Founded in 2000, the company is headquartered out of their Chatham, Illinois location.

Feezor Engineering offers a robust suite of engineering and environmental services designed to address complex project needs with precision and reliability. The firm specializes in residuals management facility design, creating systems for the safe and efficient storage or disposal of industrial by-products. Its engineered barrier design and implementation services provide critical solutions for containing contaminants and protecting the environment. Feezor also leads in coal combustion residual facility design, ensuring compliance with stringent regulatory requirements while optimizing operational efficiency.

The team provides expert guidance in environmental permitting, helping clients navigate local, state, and federal regulatory frameworks to secure necessary approvals. Its hydrogeologic and geologic services include groundwater studies, geologic mapping, and subsurface analysis to support informed decision-making.

During construction phases, Feezor offers project administration to manage schedules, budgets, and stakeholder communication, alongside construction quality assurance to verify materials and methods meet rigorous standards. Additionally, the company conducts site investigations to evaluate environmental conditions, soil stability, and other critical factors that influence project feasibility and design.

## Lease Abstract

<b>Lessee:</b>	Feezor Engineering			
<b>Premises:</b>	4,506 SF			
<b>Term:</b>	Base Term: 4/1/16 - 3/31/23 1st Extension: 4/1/24 - 3/31/28			
<b>Base Rent:</b>	<b>Lease Dates</b>	<b>Annual Base Rent</b>	<b>Monthly Base Rent</b>	<b>Per SF</b>
	4/1/24 - 3/31/25	\$47,493.24	\$3,957.77	\$10.54
	4/1/25 - 3/31/26	\$48,439.50	\$4,036.63	\$10.75
	4/1/26 - 3/31/27	\$49,430.82	\$4,119.24	\$10.97
	4/1/27 - 3/31/28	\$50,422.14	\$4,201.85	\$11.19
<b>Operating Expenses:</b>	Lessee to pay its pro rata share of taxes, insurance, and CAM (all costs of administration, management, operation, repair, maintenance and replacement of the land, buildings, parking lots, easements areas, curbs, sidewalks, driveways, landscaping)			
<b>Repairs &amp; Maintenance:</b>	Lessor, at Lessor's sole expense, (without reimbursement) keep in good order and condition repair and replace the foundation, exterior walls, structural floor, roof structure, utility systems to the point of connection to the Premises, and HVAC equipment major repairs, component and complete unit replacements			
<b>Renewal Option:</b>	3 x 3-year options at the greater of 95% of then FMV or \$11.40/SF with 6 months notice			
<b>Security Deposit:</b>	\$3,397.50			

# Tenant Summaries



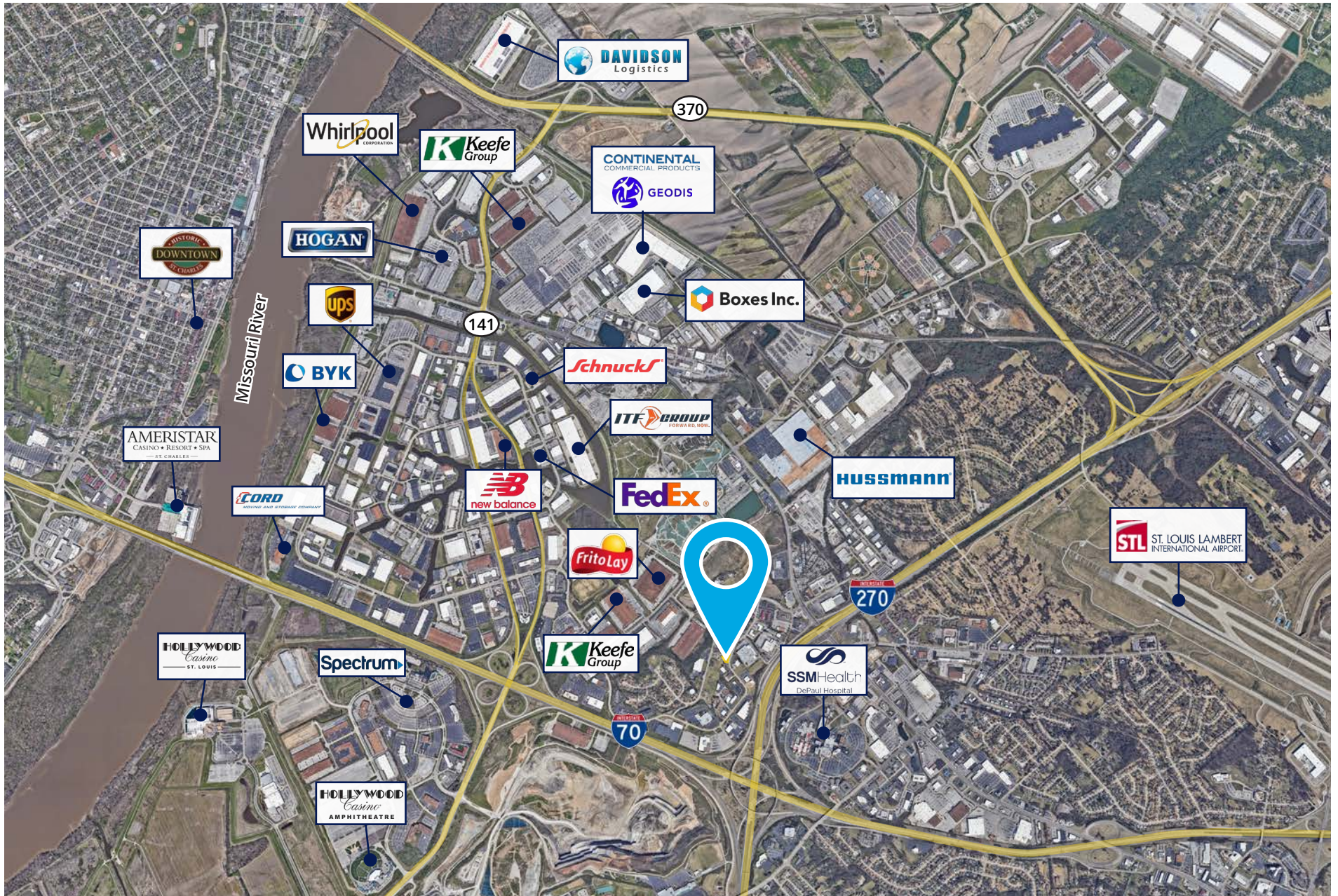
Finch Plumbing Company is a general plumbing company founded in 1935. For over four generations, they have been a trusted name in plumbing services throughout the St. Louis Metropolitan area. Operating from a single location in Bridgeton, the company serves both residential and commercial clients with expertise and professionalism.

Finch Plumbing specializes in new construction and remodeling, offering customized solutions for projects of all sizes. Their residential work includes intricate plumbing installations in custom-built homes, while their commercial portfolio features notable developments such as The Boulevard Senior Living at Wentzville and the newly constructed hotel at Union Station.

## Lease Abstract

<b>Lessee:</b>	Finch Plumbing Co.			
<b>Premises:</b>	2,997 SF			
<b>Term:</b>	Base Term: 4/1/23 - 3/31/28			
<b>Base Rent:</b>	<b>Lease Dates</b>	<b>Annual Base Rent</b>	<b>Monthly Base Rent</b>	<b>Per SF</b>
	4/1/24 - 3/31/25	\$28,471.50	\$2,372.63	\$9.50
	4/1/25 - 3/31/26	\$29,220.75	\$2,435.06	\$9.75
	4/1/26 - 3/31/27	\$29,970.00	\$2,497.50	\$10.00
	4/1/27 - 3/31/28	\$30,719.25	\$2,559.94	\$10.25
<b>Rent Abatement:</b>	Two (2) months of rent abatement each year			
<b>Operating Expenses:</b>	Lessee to pay its pro rata share of taxes, insurance, and CAM (all costs of administration, management, operation, repair, maintenance and replacement of the land, buildings, parking lots, easements areas, curbs, sidewalks, driveways, landscaping)			
<b>Repairs &amp; Maintenance:</b>	Lessor, at Lessor's sole expense, (without reimbursement) keep in good order and condition repair and replace the foundation, exterior walls, structural floor, roof structure, utility systems to the point of connection to the Premises, and HVAC equipment major repairs, component and complete unit replacements.			
<b>Renewal Option:</b>	2 x 3-year options at FMV with 9 months notice			
<b>Security Deposit:</b>	\$2,300.00			

# Location





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