

100% LEASED FLEX BUILDING

Investment Opportunity | Confidential Offering Memorandum

3377 Hollenberg Drive
Bridgeton, MO 63044

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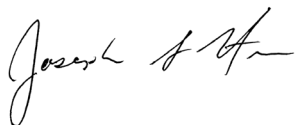
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Exclusively Offered By:



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:

2.5 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:

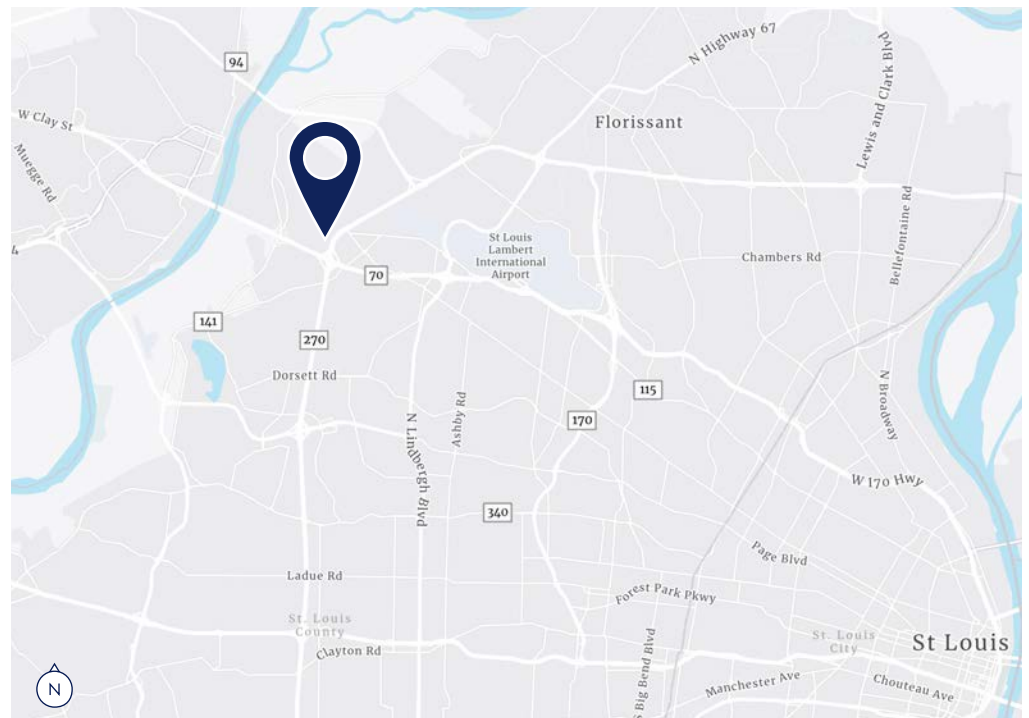
\$78,821

CAP RATE:

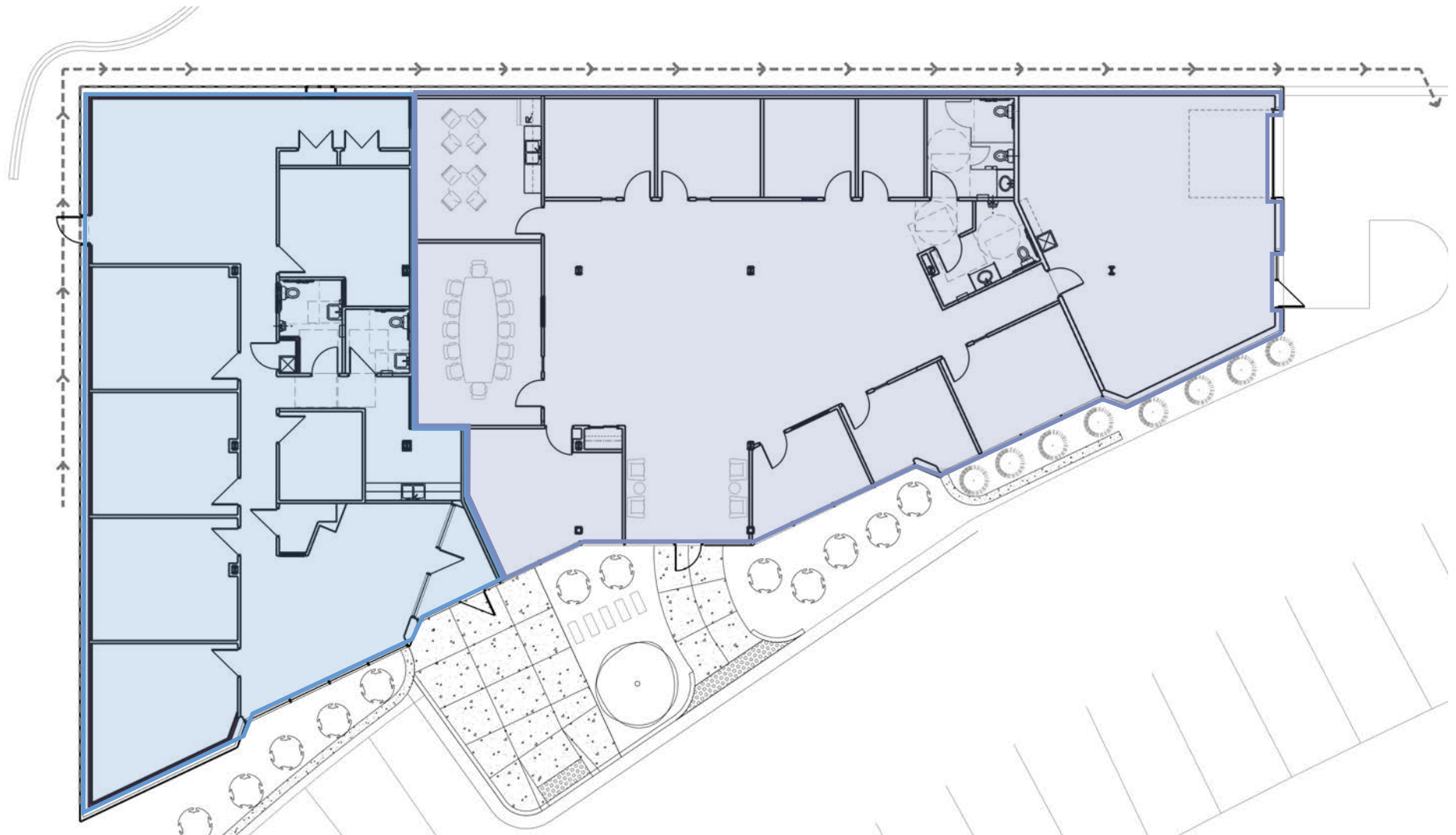
8.13%

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	\$10.90	\$49,100	\$24,186	2% annually	\$3,380	2 x 3 yrs @ FMV
3377B	Finch Plumbing Co	2,997	3/31/2028	NNN	\$9.92	\$29,720*	\$16,086	\$0.25 annually	\$2,300	3 x 3 yrs @ 95% FMV or \$11.40 per SF
Lease Summary		7,503	2.5 yrs average		\$10.51	\$78,821**	\$40,272			
*Buyer to recieve credit of \$9,990 for 4 monrths free rent **Assumes closing occurs 11/1/2025										
	Gross Base Rent		\$78,821							
	Tenant Recoveries		\$40,272							
	Effective Gross Income		\$119,093							
	Reimbursable Operating Expense		Annual	Per SF						
	Real Estate Tax		\$24,816	\$3.31						
	Property Insurance		\$4,800	\$0.64						
	CAM									
	Landscaping and Snow Removal		\$4,700	\$0.63						
	Utilities		\$500	\$0.07						
	Repairs and Maintenance		\$2,000	\$0.27						
	Management Fees		\$3,153	\$0.42						
	Total CAM		\$10,656	\$1.42						
	Total Reimbursable Operating Expense		\$40,272	\$5.37						
	Net Operating Income		\$78,821	\$10.51						

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

Lessee:	Feezor Engineering			
Premises:	4,506 SF			
Term:	Base Term: 4/1/16 - 3/31/23 1st Extension: 4/1/24 - 3/31/28			
Base Rent:	Lease Dates	Annual Base Rent	Monthly Base Rent	Per SF
	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
Operating Expenses:	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)			
Repairs & Maintenance:	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			
Renewal Option:	3 x 3-year options at the greater of 95% of then FMV or \$11.40/SF with 6 months notice			
Security Deposit:	\$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

Lessee:	Finch Plumbing Co.			
Premises:	2,997 SF			
Term:	Base Term: 4/1/23 - 3/31/28			
Base Rent:	Lease Dates	Annual Base Rent	Monthly Base Rent	Per SF
	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
Rent Abatement:	Two (2) months of rent abatement each year			
Operating Expenses:	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)			
Repairs & Maintenance:	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.			
Renewal Option:	2 x 3-year options at FMV with 9 months notice			
Security Deposit:	\$2,300.00			

Location



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