



**BRIDGETON
OFFICE/WAREHOUSE
SPACE**

SCAN HERE!



Caleb Anthonis

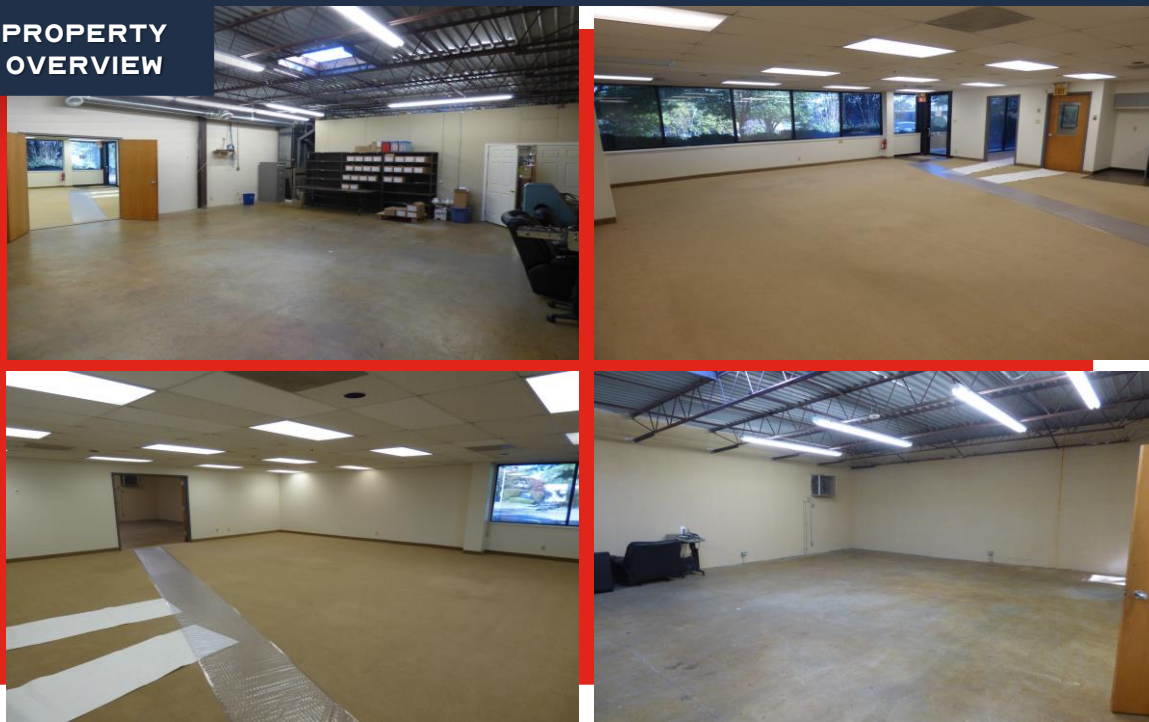
Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

**27 HOLLENBERG COURT
ST. LOUIS, MO 63044
1,250-2,500 S.F. | \$12.00/S.F. M.G.**

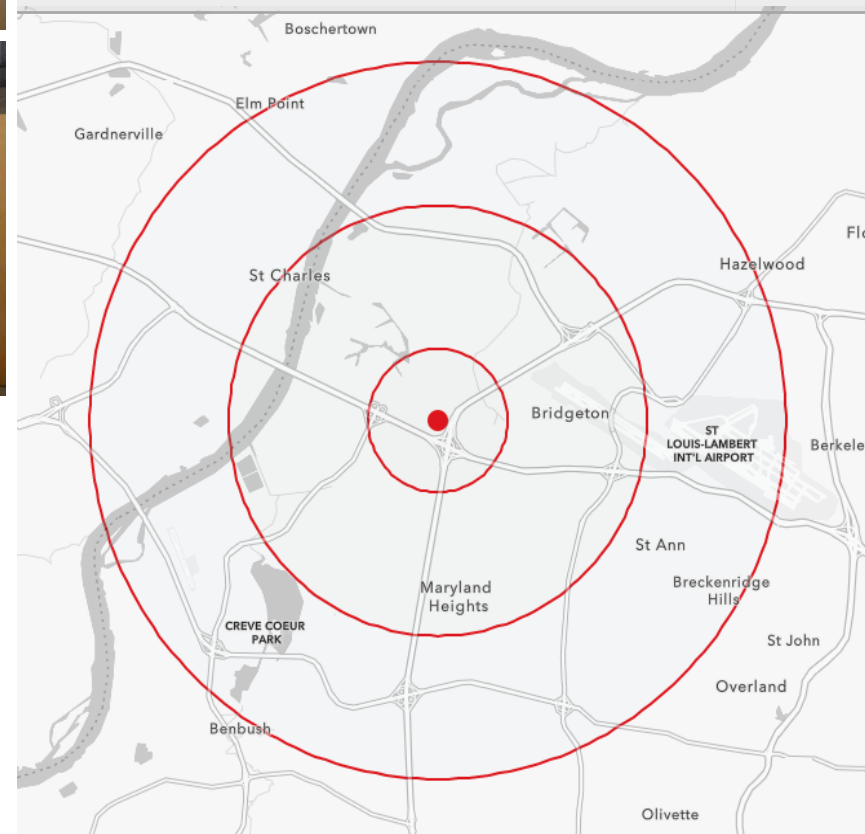
PROPERTY OVERVIEW



- 1,250 S.F. OFFICE SPACE AVAILABLE AT \$12/S.F., AND ADDITIONAL CONTIGUOUS WAREHOUSE SPACE (UP TO 1,250 S.F.) CAN BE ADDED AT A LOWER RATE
- WELL-MAINTAINED BUILDING, SUITE, AND PROPERTY WITH A PRIVATE ENTRANCE
- ABUNDANT PARKING RATIO: 3.4/1,000 S.F.
- OPEN WORK AREA, ONE PRIVATE OFFICE, AND KITCHENETTE WITH SINK, DISHWASHER, AND SPACE FOR A FULL-SIZE REFRIGERATOR
- CONVENIENT LOCATION WITH EASY ACCESS TO I-270 & I-70
- WAREHOUSE SPACE IS CLEAR SPAN AND LOADING DOCK ACCESS

DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		1,250	34,373	141,096
HOUSEHOLDS		622	14,582	61,232
AVERAGE HH INCOME		\$69,796	\$93,007	\$89,048



SCAN HERE!



Caleb Anthonis

Phone: 314.647.6611 ext. 126
Caleb@ManorRealEstate.com

Jack Junker

Phone: 314.647.6611 ext. 132
JackJ@ManorRealEstate.com

27 HOLLENBERG COURT
ST. LOUIS, MO 63044
1,250-2,500 S.F. | \$12.00/S.F. M.G.