

FOR SALE INDUSTRIAL PROPERTY

3316 Hollenberg Dr

Bridgeton, MO 63044



CLAYTON CAPITAL PARTNERS
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Rare opportunity to purchase brand new flex warehouse building

PROPERTY HIGHLIGHTS

- Building constructed in 2022, never occupied
- Possibilities for parking or building expansion
- 750 SF office with kitchenette
- Two vehicle storage bays with drains
- Two grade-level doors (10' x 10' 8" & 14' x 12')
- High-security: 5-point locking doors, heavy duty roll up doors, prewired for card access, and security cameras
- 100% HVAC throughout office and warehouse with 3 dedicated RTUs
- Kohler full-building natural gas backup generator
- Zoned M-3 a in Bridgeton

OFFERING SUMMARY

Sale Price:	\$995,000 (Contact Broker for Details)
Lot Size:	43,864 SF
Building Size:	5,400 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,071	64,238	270,072
Total Population	2,514	141,966	603,434
Average HH Income	\$66,469	\$71,908	\$88,777

Presented By:

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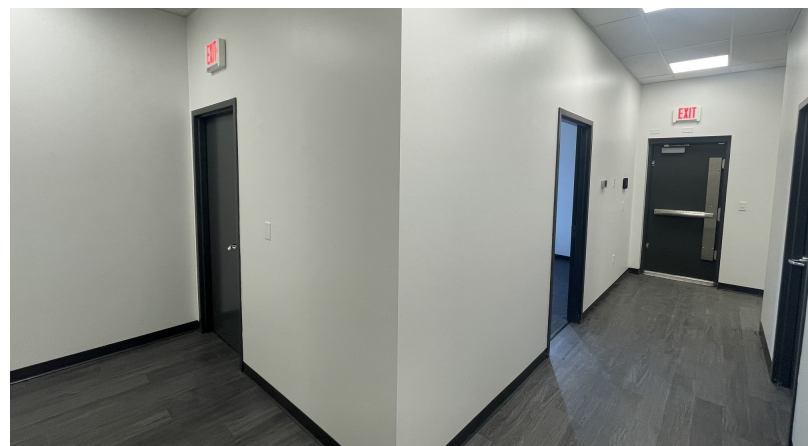
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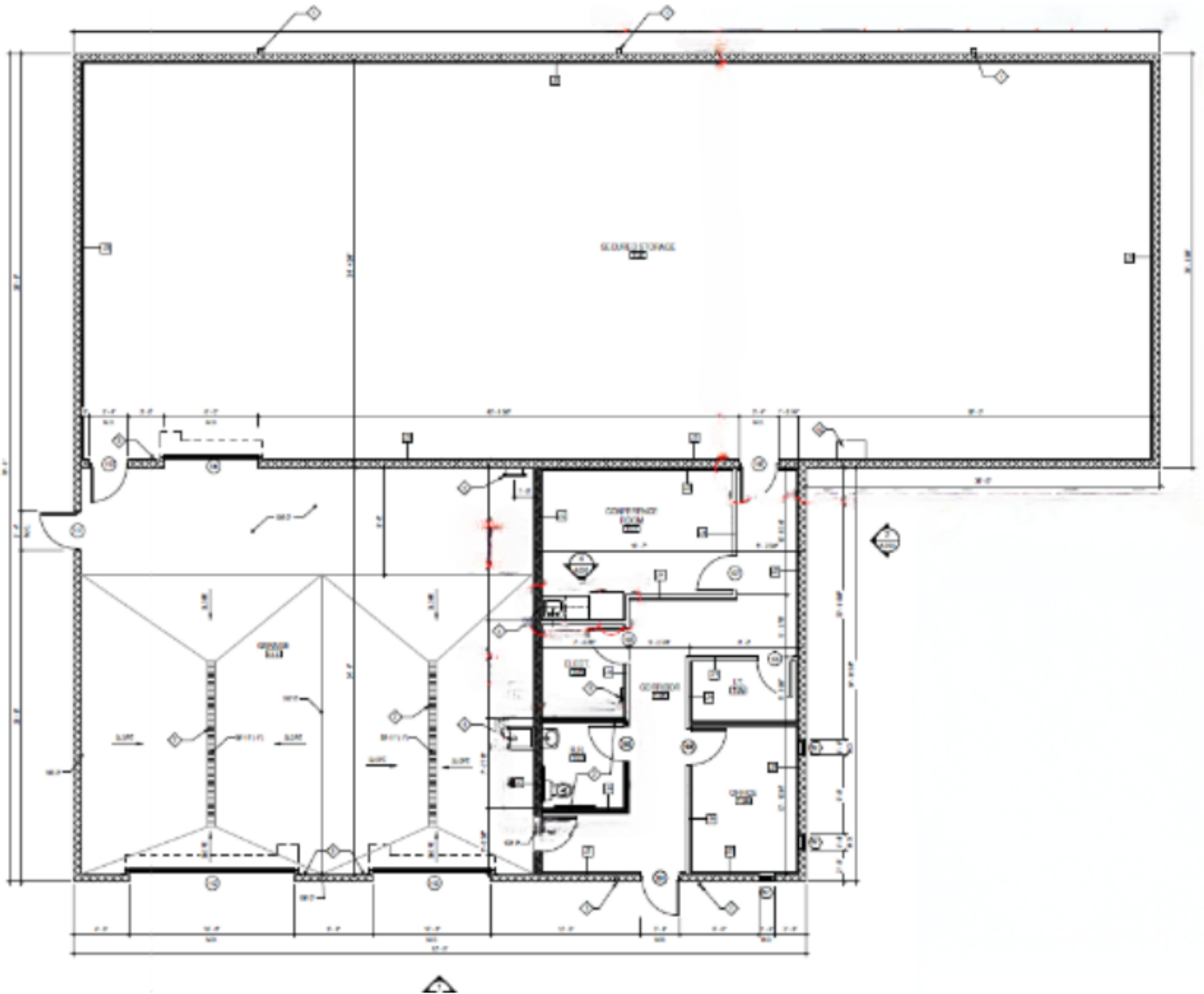
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