



**FESTUS FLEX
WAREHOUSE/OFFICE**

BEN CHERRY, CCIM

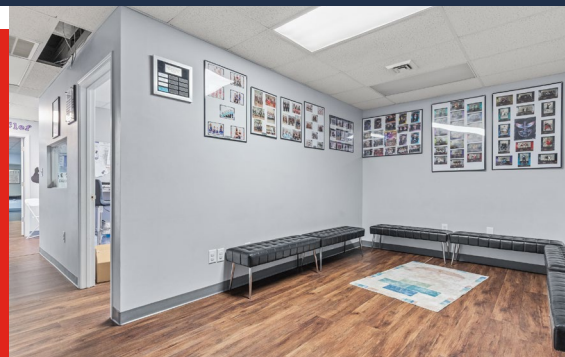
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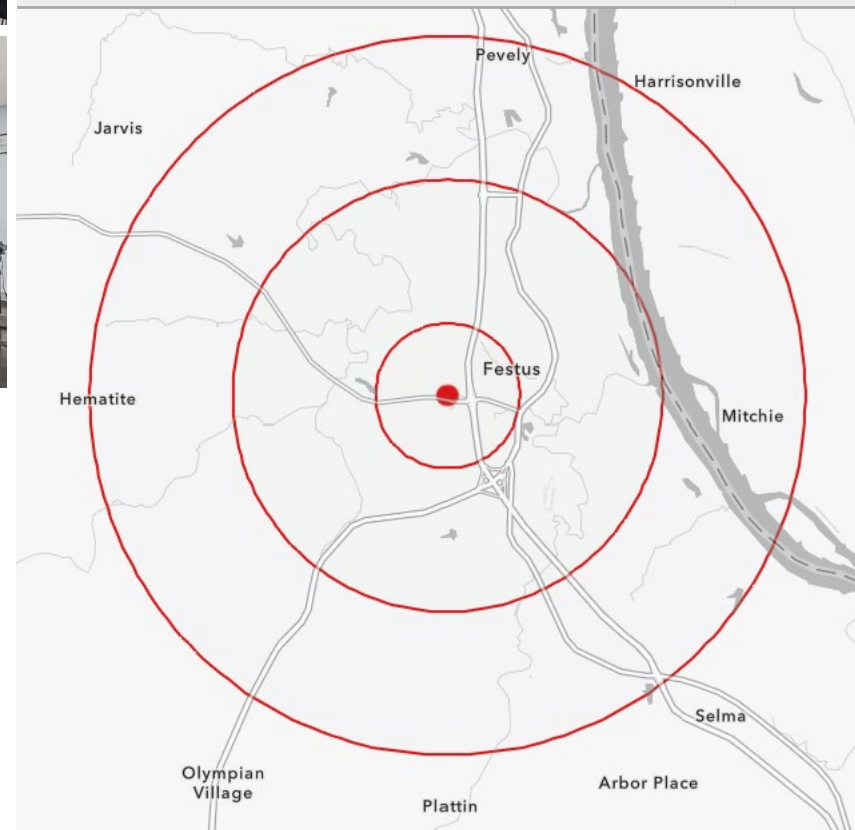
**622 COLLINS DRIVE
FESTUS, MO 63028
10,000 S.F. | \$875,000 (\$87.50/S.F.)**

PROPERTY INFORMATION



- INVESTMENT OR OWNER-USER OPPORTUNITY
- 40 PARKING SPACES (4/1,000SF)
- APPROX. 65% OFFICE / 35% WAREHOUSE
- SINGLE OR MULTI-TENANT BUILDING
- EXTENSIVELY RENOVATED IN 2022
- LESS THAN 1/4 MILE FROM I-55

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,976	23,857	37,171
HOUSEHOLDS	2,963	9,459	14,573
AVERAGE HH INCOME	\$96,686	\$92,754	\$92,418



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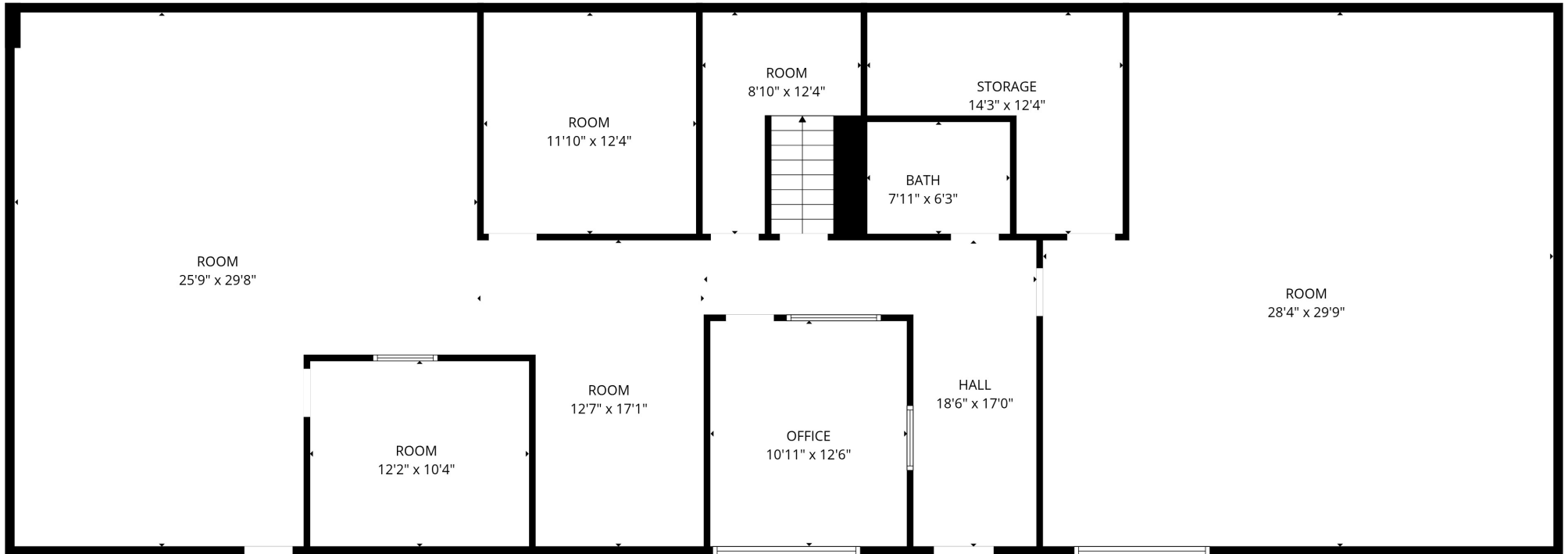
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FLOOR PLAN

LOWER LEVEL



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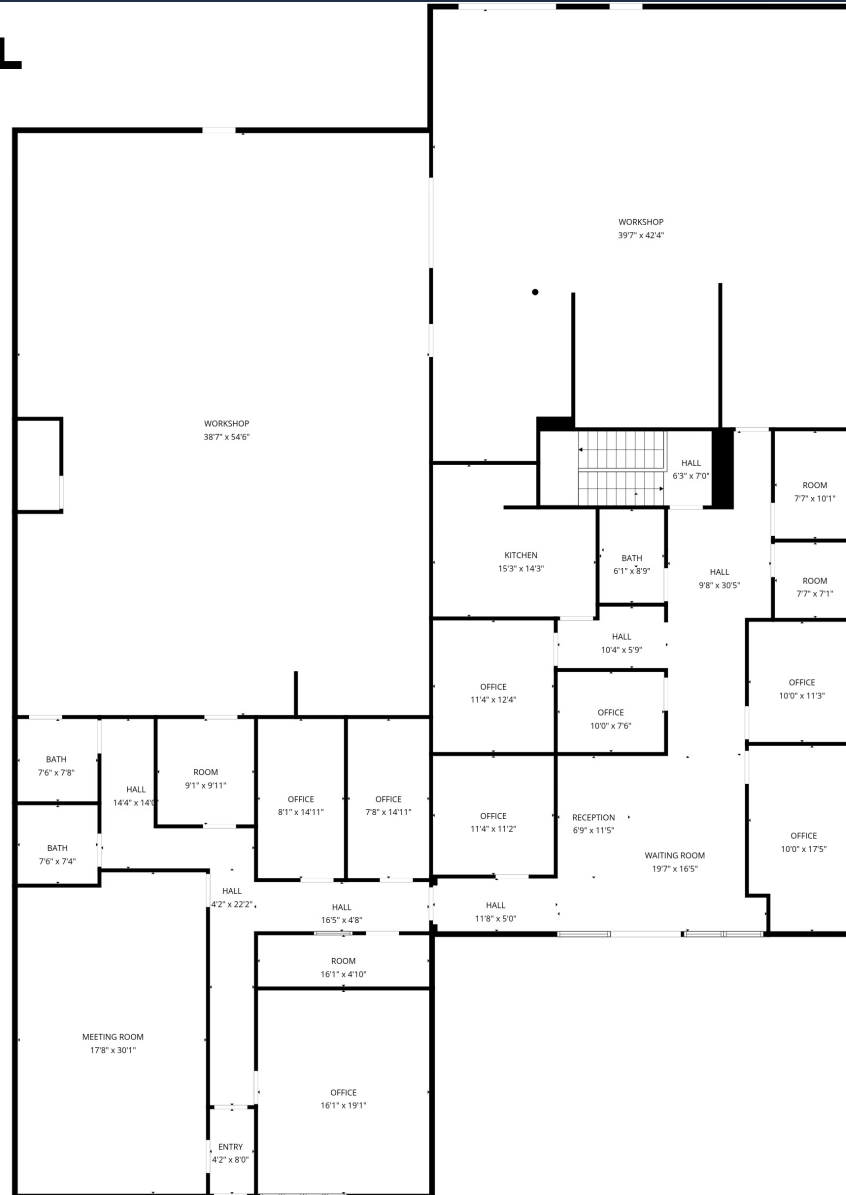
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FLOOR PLAN

MAIN LEVEL



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AERIAL

FESTUS ELEMENTARY SCHOOL

FESTUS INTERMEDIATE SCHOOL

FESTUS MIDDLE SCHOOL

SITE

COLLINS DR

VETERANS BLVD

Walmart

INTERSTATE 55

PROPOSED DATA CENTER SITE

S TRUMAN BLVD

Mercy

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