



BECKERLE
Preferred
Properties
Commercial Real Estate



For Sale or Lease

Asking Price:

\$795,000
(\$78.00/SF)

Lease Rate:

Contact Broker

Contact us:

Chad Burkemper, SIOR

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Colliers

101 S Hanley Road, Suite 1400
St. Louis, MO 63104
colliers.com/stlouis

Greg Beckerle

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+1 636 940 2260
gregbeckerle@gmail.com

Beckerle Preferred Properties

2260 Bluestone Dr
St. Charles, MO 63303
www.beckerleproperties.com

3460 Hollenberg Drive Bridgeton, MO 63044

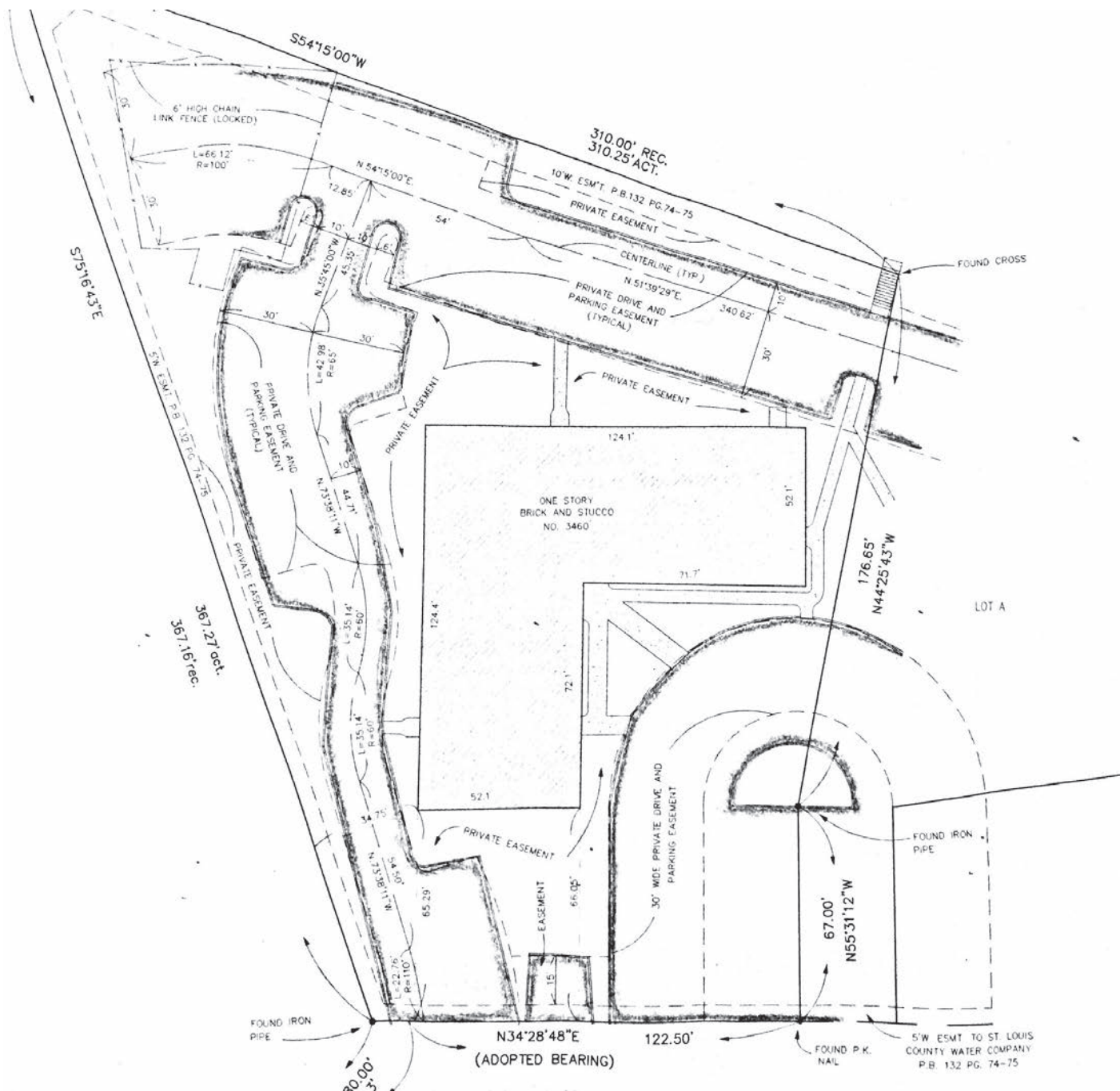
Property Highlights

- 10,192 SF office building
- Lot Size: 0.40 acres
- Parking Ratio: 3.5/1,000
- Zoning: C1 Neighborhood Commercial
- 2024 Real Estate Taxes: \$24,173.00
- Quick and easy access to I-70, I-270, and Hwy 370
- Close to many amenities such as hotels, restaurants, entertainment, and St. Louis Lambert International Airport

Floor Plan



Survey



Property Photos



Location



Demographics	Population	Households	Average HH Income	Employees	Businesses
1 Mile	1,284	579	\$66,318	14,443	578
3 Miles	31,509	13,345	\$102,922	56,888	2,697
5 Miles	133,512	58,111	\$93,621	126,602	7,095

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