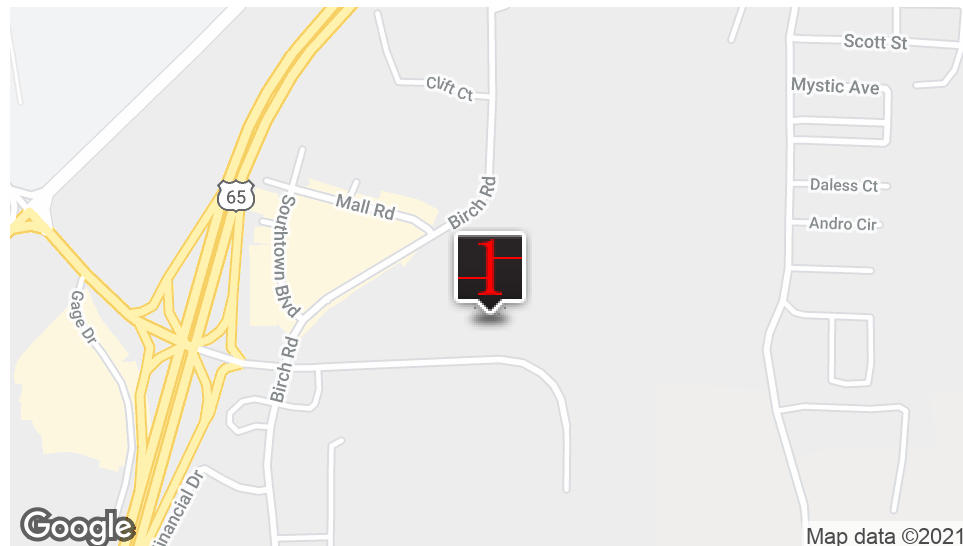




## SHERWIN WILLIAMS ANCHORED OFFICE SHOWROOM BUILDING

131 INDUSTRIAL PARK DRIVE, HOLLISTER, MISSOURI



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	12,000 SF
Lot Size:	1.7 Acres
Number of Units:	3
Price / SF:	\$125.00
Cap Rate:	7.6%
NOI:	\$114,000
Year Built:	1994
Renovated:	2020
Zoning:	I-1 Industrial Per Hollister City Ordinance

## PROPERTY OVERVIEW

Multi-Tenant bldg., anchored by Sherwin Williams Paint Company who has occupied their space for over 20 years. New tenant in suite "A" just began their 5-year lease and a \$70,000+ infill remodel. Suite "C" is recently vacant and is finished for office use. However, this space can be remodeled into an office warehouse with an overhead door and or divided into 2 separate offices. Lot would accommodate another small building and or addition to the current one. Perfect for a tenant who wants additional rental income to offset occupancy costs and or pure triple-net investment property.

## PROPERTY HIGHLIGHTS

- Anchored by National credit tenant Sherwin Williams, a long-time tenant in this building. They just exercised their newest 5-year option. The newest tenant is a certified distributor for Cerakote, a national film coating company. Suite C provides a versatile space for a variety of users to include office, office warehouse, and distribution warehouse. Located on high traffic industrial park drive at the entrance of the Taney County Industrial Park.

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

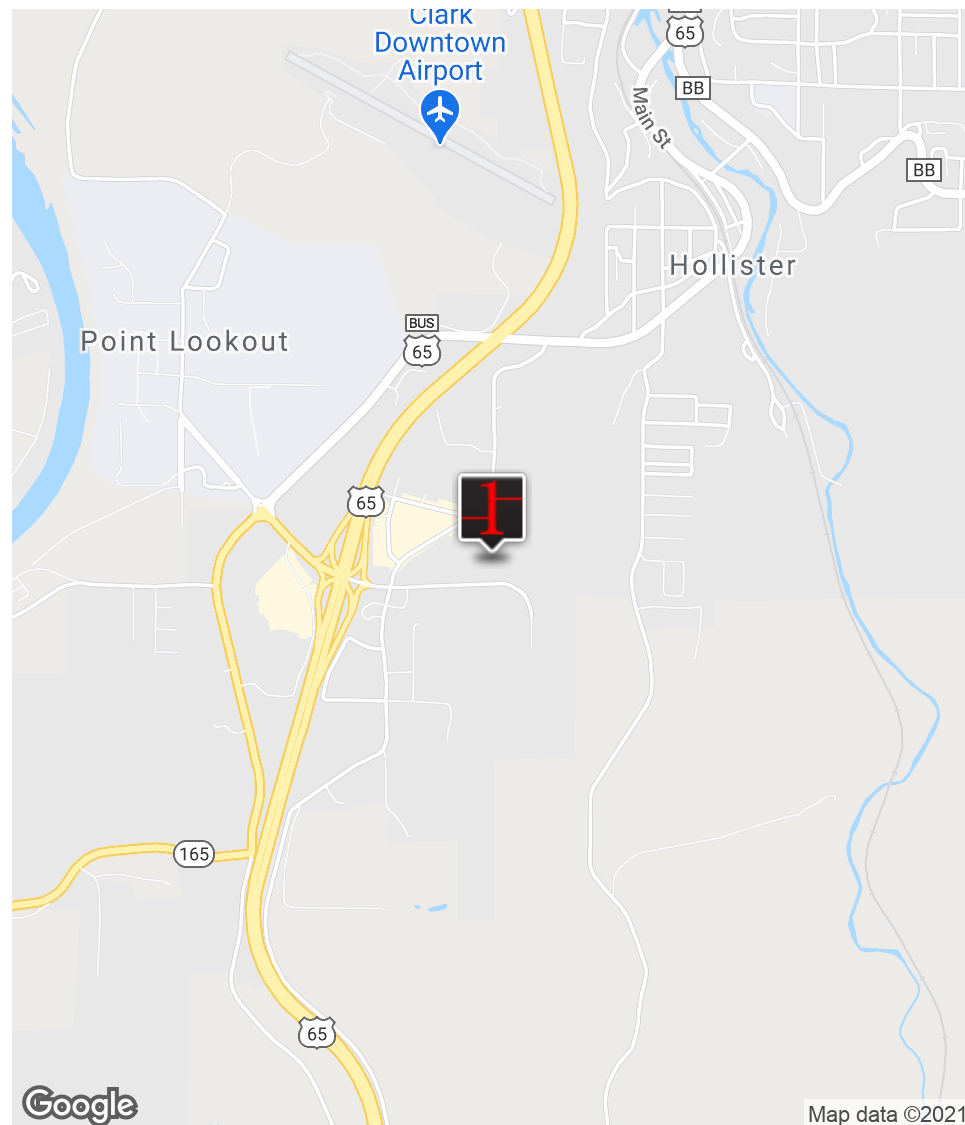
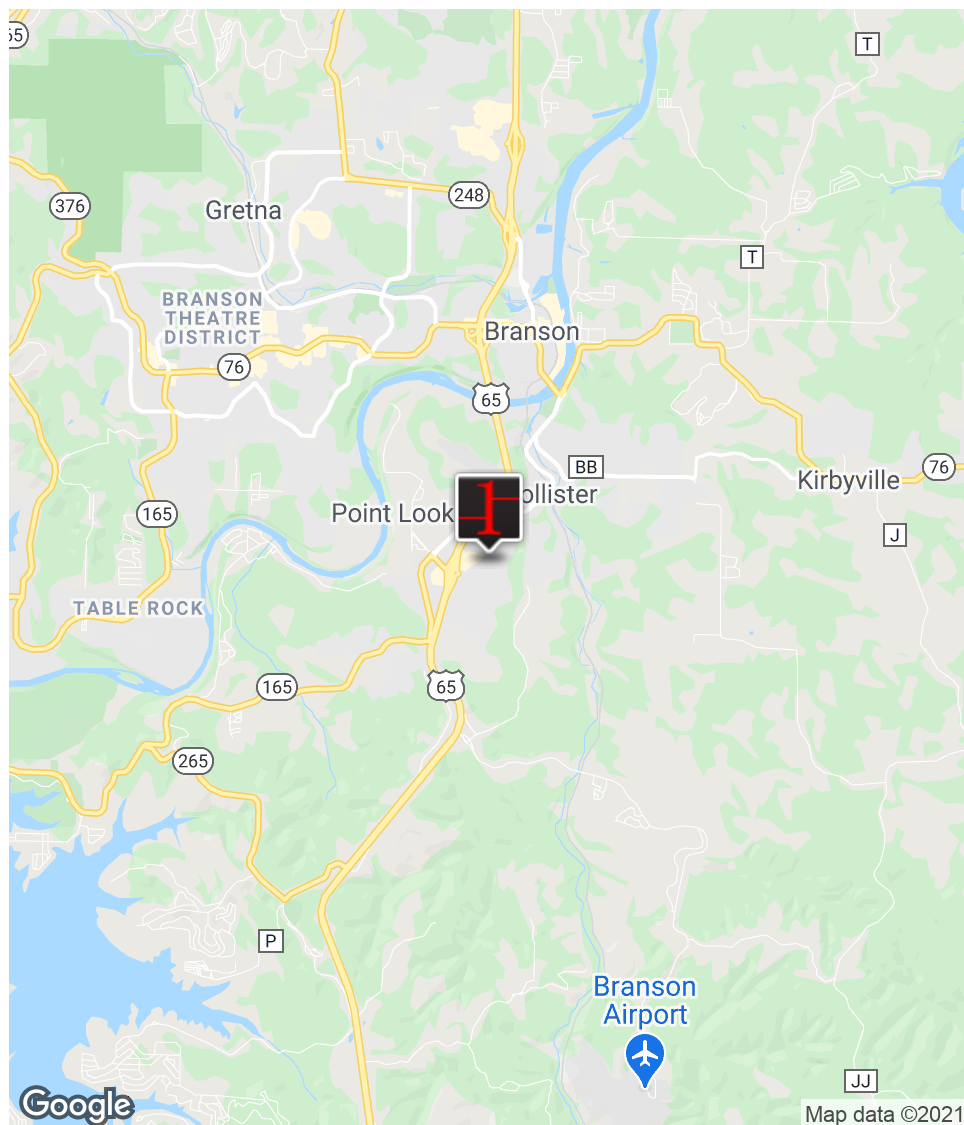
**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net



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C 417.331.6708  
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[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)

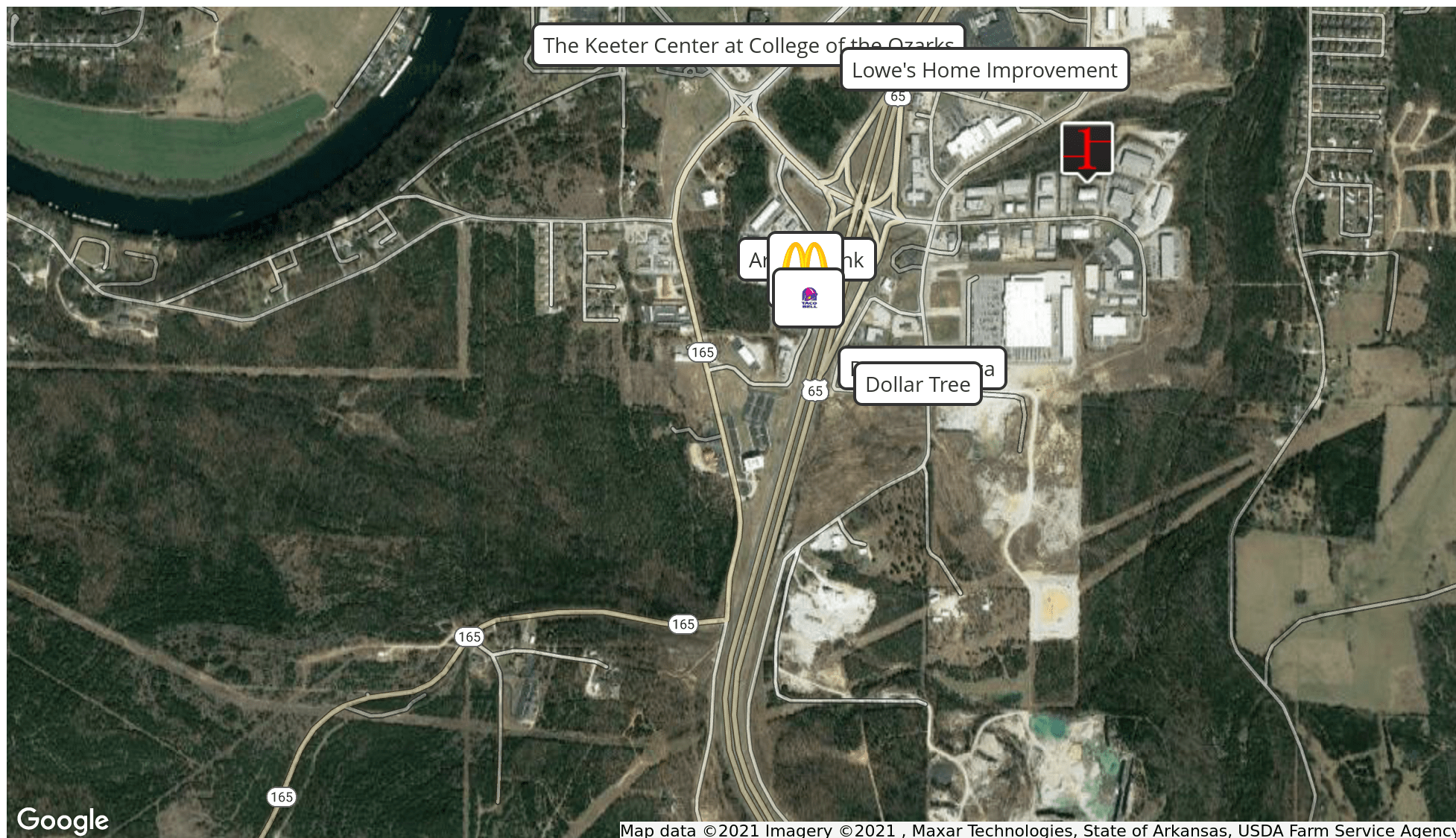




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Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)





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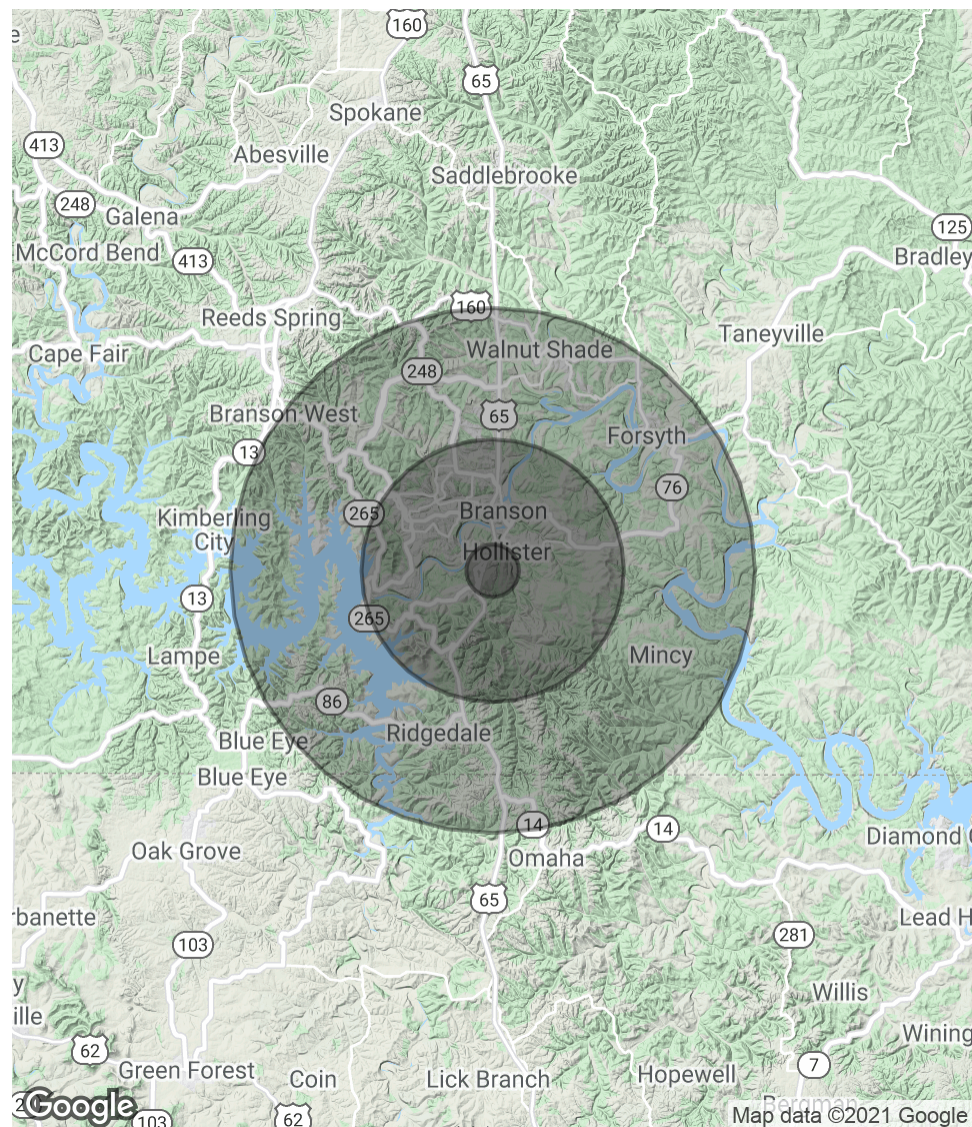
131 INDUSTRIAL PARK DRIVE, HOLLISTER, MISSOURI

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	940	19,170	48,103
Average age	33.0	37.8	39.8
Average age (Male)	28.6	34.7	37.4
Average age (Female)	35.1	39.5	41.2

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total households	324	7,569	19,517
# of persons per HH	2.9	2.5	2.5
Average HH income	\$64,416	\$58,408	\$57,034
Average house value		\$179,548	\$184,805

*\* Demographic data derived from 2010 US Census*





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## SHERWIN WILLIAMS ANCHORED OFFICE SHOWROOM BUILDING

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Front Elevation Show All Three Suites



One of Two Dock High Overhead Doors

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C 417.331.6708  
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Sherwin Williams Anchored Building

