

# SALE PRICE REDUCED TO \$825,000

OR FOR LEASE - RATE \$10. ANNN/\$12. NNN  
3324 Hollenberg Drive, Bridgeton, MO 63044



## PROPERTY DETAILS:

10,500 SF Single Story Office – Flex building for sale or lease

Control Your Own Front Door

4.5 / 1000 Parking Ratio [48 surface spaces]

**SPECIAL Rate \$10.00 PSF ANNN or \$12.00 PSF NNN**

- ❖ Formerly rear warehouse area had a 10 x 10 rollup garage door, prior to being converted to all office/flex/back office set up.
- ❖ 400 Amp 120/208V Electrical Service
- ❖ 6797 SF vacant now, additional opportunity for growth with termination of 3703 SF Month to Month lease, or more, with a downsize of the MTM lease. Various opportunities.
- ❖ Well located and accessible to 270/70, Airport, St Louis and St. Charles Counties.
- ❖ Video Tour Link: <https://www.dropbox.com/t/T1KtgxQaE9ZWMR5G>
- ❖ Please do not disturb current occupant.

**Property Is being sold in its "As Is- Where is" condition and buyers are encouraged to conduct their own independent investigation.**



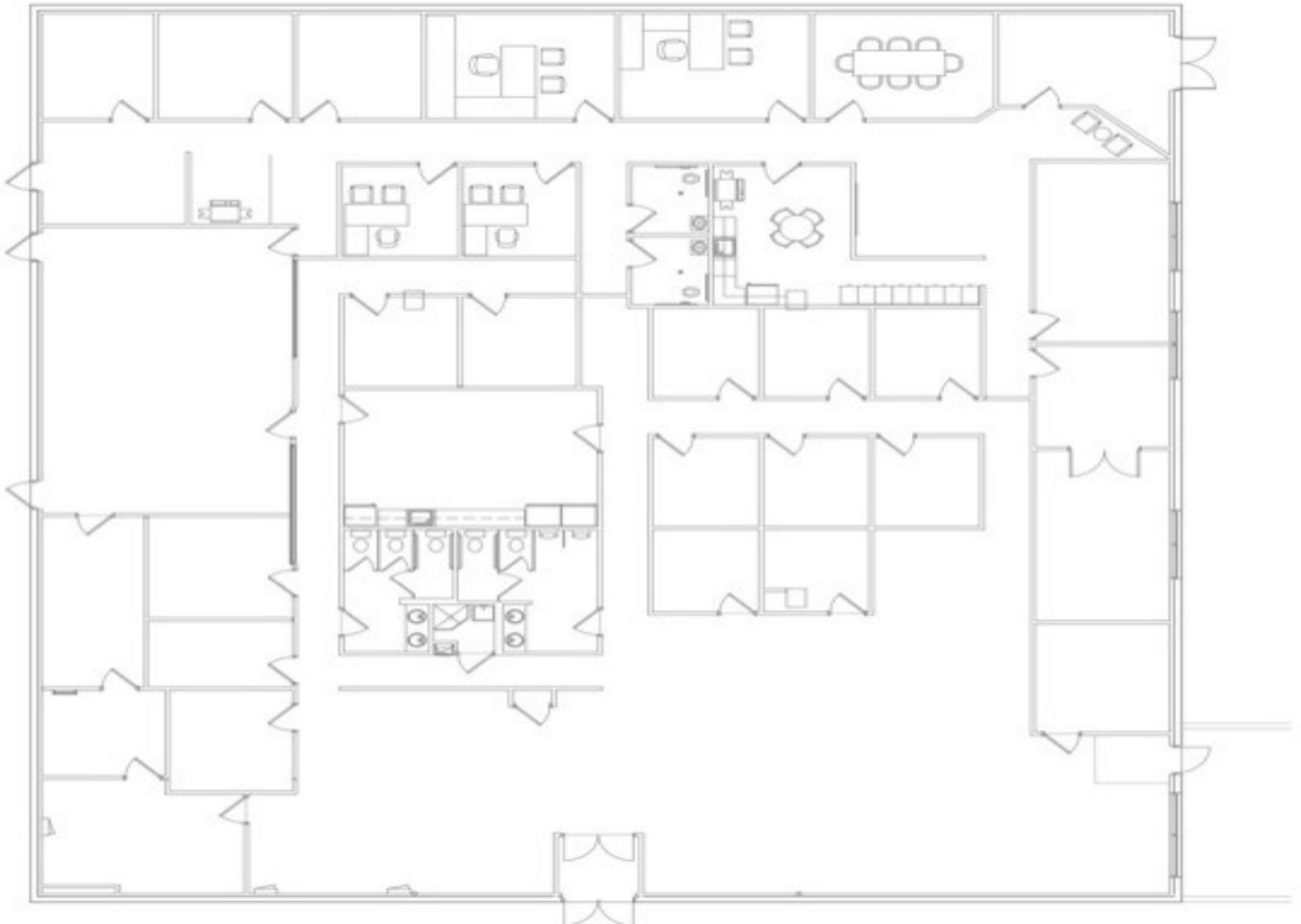
**For Information Contact:** Lynn Richter – Designated Broker  
richter.cresllc@gmail.com – 314-610-5027  
Commercial Real Estate Solutions, LLC

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

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**Total Building Floor Plan**



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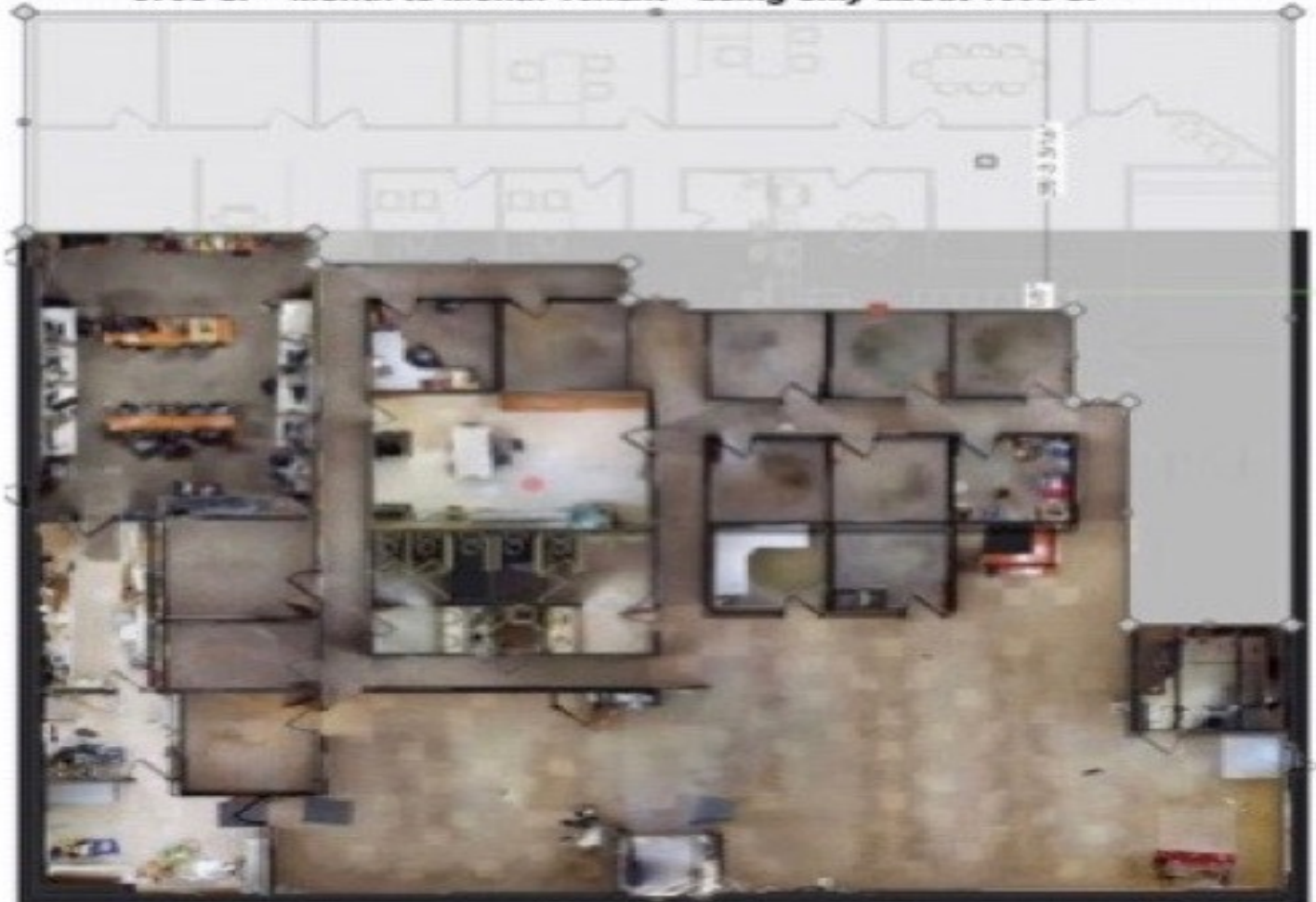
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Matterport Tour of 6797 SF Space:

<https://my.matterport.com/show/?m=1sPZzuv5nnh>

*3703 SF - Month to Month Tenant - using only about 1600 SF*



*6797 SF vacant space - 10,500 SF building is available once MTM tenant is given notice and vacates - MTM tenant server located in the larger space*

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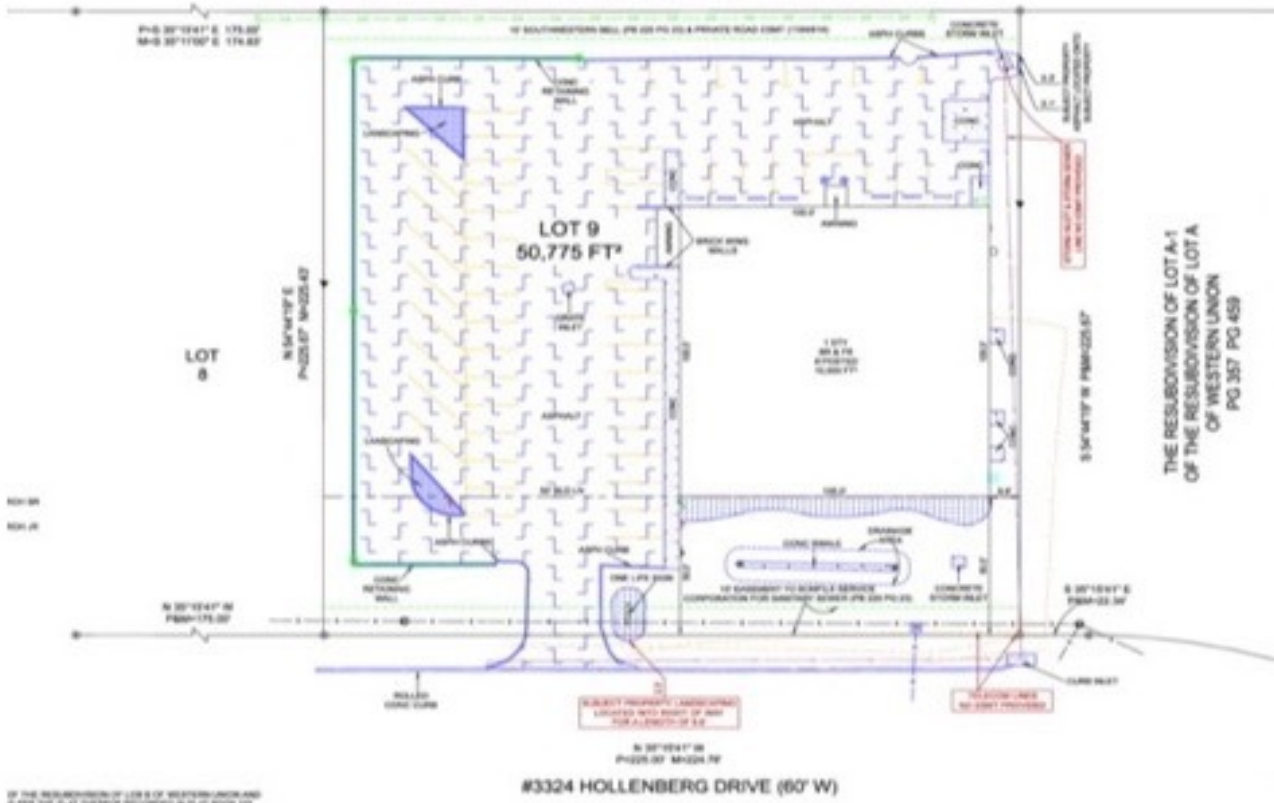
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### 3324 Hollenberg Drive, Bridgeton, MO 63044

LOT 9 OF THE RESUBDIVISION OF LOTS 8 & 9 OF THE RESUBDIVISION OF LOT B OF WESTERN UNION AND THE RESUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF LOT A-2 OF WESTERN UNION  
PB 220 PG 23, ST LOUIS COUNTY, MISSOURI

N/F  
DIERBERGS COMMISSARY LLC  
11449/1173

P16 30°12'07" E 225.00'  
S16 30°12'07" E 225.00'



**SURVEYORS NOTES:**

1. KIND OF SURVEY: SURVEY FROM THE 2011 RESUBDIVISION OF LOT 8 OF WESTERN UNION & LOT 2 OF WESTERN UNION AS RECORDED IN PLAT 2011-01.
2. UTILITY LINES ARE SHOWN ON THIS DRAWING AS BEST INFORMATION AVAILABLE FROM RECORD AND FIELD SURVEY. THE LOCATION OF UTILITY LINES IS NOT GUARANTEED BY THIS SURVEY.
3. PARKING SPACES: AS SHOWN ON THIS DRAWING. THE LOCATION OF PARKING SPACES IS NOT GUARANTEED BY THIS SURVEY.
4. REAL ESTATE LINES SHOWN ON THIS DRAWING ARE BASED ON THE 2011 RESUBDIVISION OF LOT 8 OF WESTERN UNION & LOT 2 OF WESTERN UNION AS RECORDED IN PLAT 2011-01.
5. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE BASED ON THE 2011 RESUBDIVISION OF LOT 8 OF WESTERN UNION & LOT 2 OF WESTERN UNION AS RECORDED IN PLAT 2011-01.
6. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE BASED ON THE 2011 RESUBDIVISION OF LOT 8 OF WESTERN UNION & LOT 2 OF WESTERN UNION AS RECORDED IN PLAT 2011-01.
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**SURVEYORS CERTIFICATE:**

I, **William J. Richter**, Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Missouri.

DATE OF PLAT OR MAP: 08/08/2011

*William J. Richter*

WILLIAM J. RICHTER, PLS. 00000001  
STATE OF MISSOURI

CERTIFIED SURVEYING AND MAPPING RECEIVED CORPORATE REGISTRATION

PG BOX 276, COTTLEVILLE, MO  
800-801-1001 OFFICE 438-800  
30000 CANTONAL SURVEYING  
30000 CANTONAL SURVEYING  
DESIGNED BY: BUREAU OF SURVEYING  
FIELDWORK BY: DAVID  
JOB NO: 1173 PG 23  
3324 HOLLENBERG DR, BRIDGETON

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