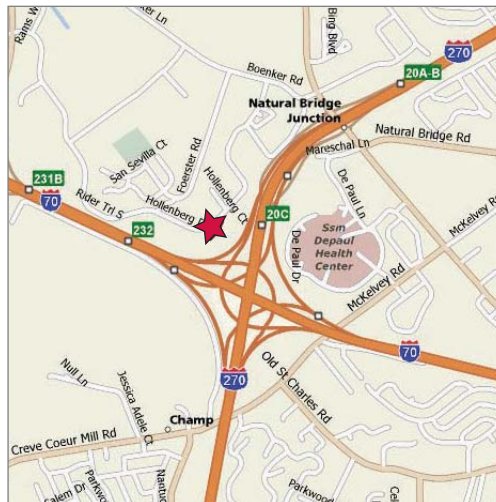
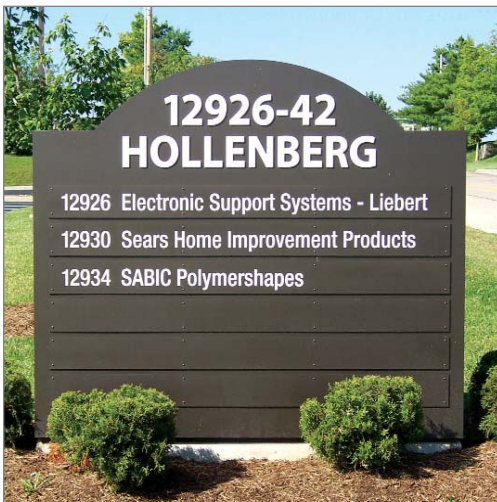


FOR SALE / LEASE Office / Warehouse Space Available

12926-12942 Hollenberg Dr, Bridgeton MO 63044

5% Fee to Procuring Broker



Property Highlights

- 24,001 SF office/whse available
- 5% new office (to be built out)
- 24' clear ceiling
- 3 docks, 1 drive-in door
- ESFR sprinkler system
- Entire building is 55,048 SF
- Tenants include: Sears, ESS, & SABIC Polymershapes
- Building & monument signage available
- Ample parking / 4.52 acre site
- Built in 2000
- 2010 real estate taxes: \$103,871

Sale Price / Lease Rate

\$ 3,875,000 / \$4.25 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

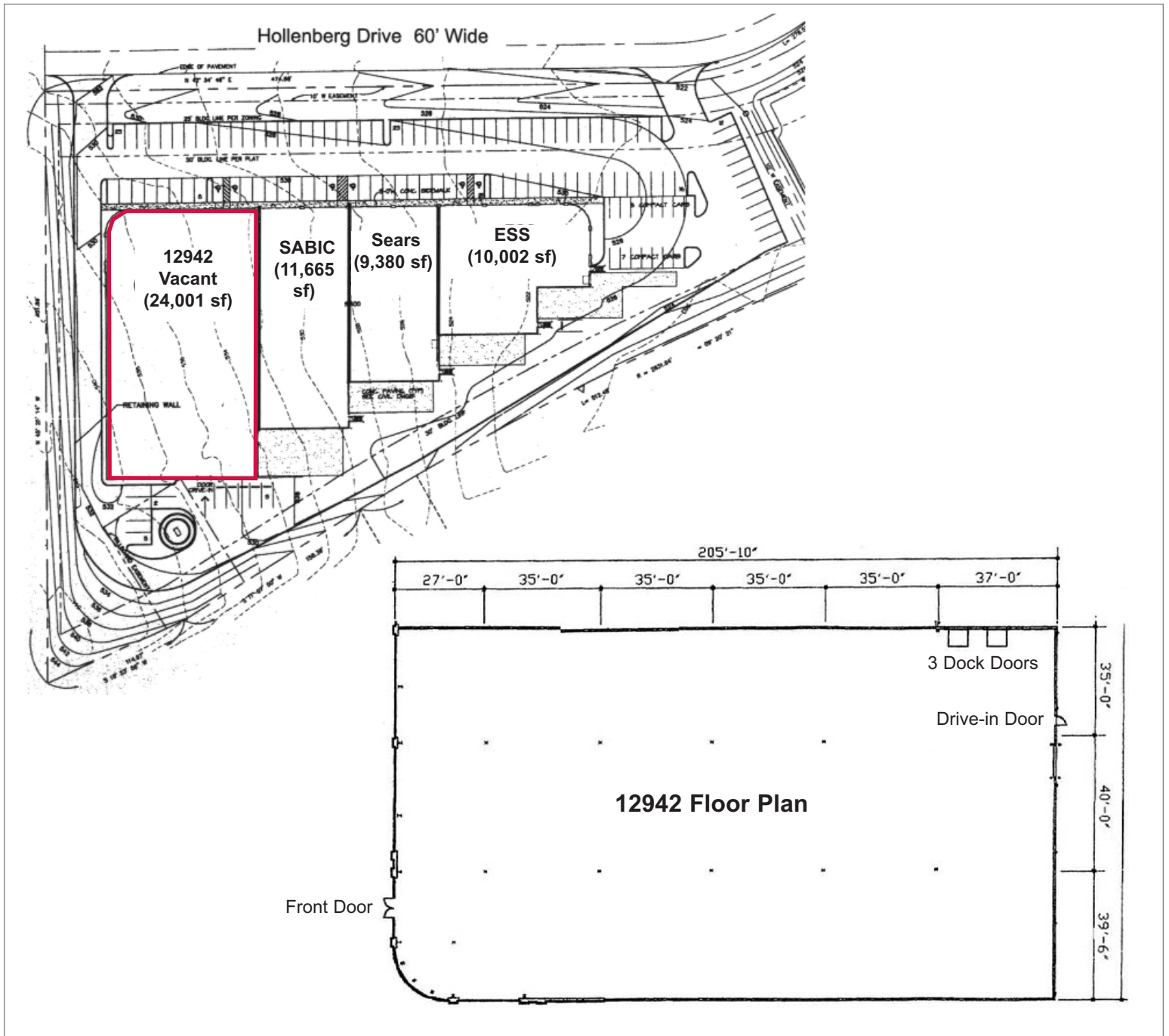
John J. Sheahan, Jr., SIOR
314 994 4176 Direct
314 402 1031 Mobile
jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

SITE PLAN & FLOOR PLAN

12926-12942 Hollenberg Dr, Bridgeton MO 63044



Commercial Real Estate Services, Worldwide.

Contact

John J. Sheahan, Jr., SIOR
314 994 4176 Direct
314 402 1031 Mobile
jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com