

For lease

± 9,540 SF Office/ Warehouse

3421 Hollenberg Drive, Bridgeton, MO 63044



Property highlights

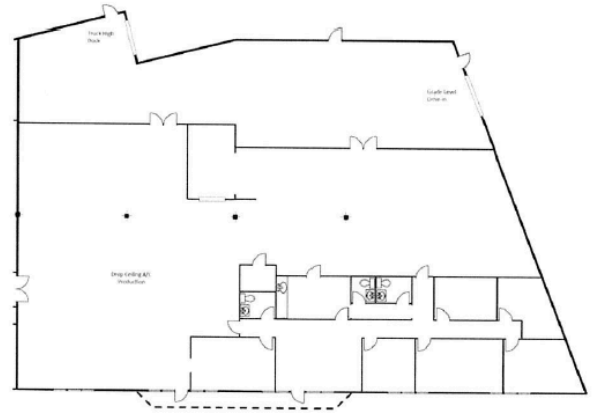
- Lease Rate: \$7.50/SF NNN
- Building Size: ± 26,674 SF
- Available SF: ± 9,540 SF
- Clear Height: 16'
- Drive-In Doors: 1 (8'x10')
- Docks: 1 (8'x10')
- Parking Spaces: 25
- *1 Month free net rent on a 3-year lease if signed by November 1, 2025*
- *3 Months free net rent on a 5-year lease if signed by November 1, 2025*



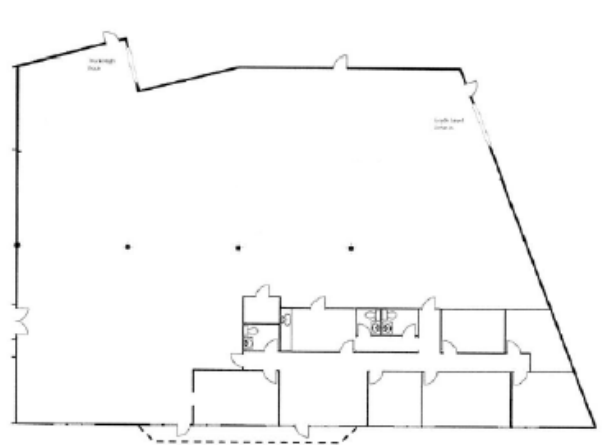
Prime location with easy accessibility

Conveniently situated in Bridgeton, this property offers easy access to major transportation routes, including I-64, I-70, I-170 and I-270. Its location provides excellent connectivity to various destinations, making it highly accessible.

Current Floor Plan



Conceptual Floor Plan



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