

FOR LEASE

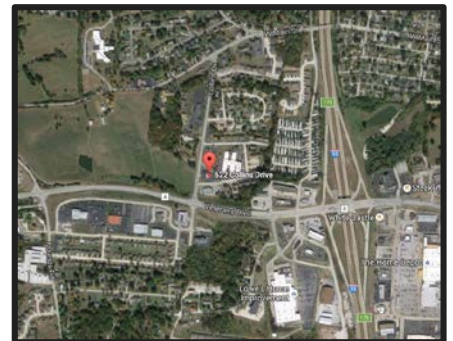
Office/Warehouse Building



\$8/S.F. NNN | 3,000-8,000 SQUARE FEET

622 Collins Drive
Festus, MO 63028

- Well-Maintained Building
- Approx. 65% Office / 35% Warehouse
- ¼ Mile to I-55
- Also Available for Sale for \$499,000



For more information on this property, please contact:
Ben Cherry, CCIM | (314) 647-6611 | Ben@ManorRealEstate.com
3270 Hampton Avenue, Suite 100, St. Louis, MO 63139

FOR LEASE

Office/Warehouse Building



\$8/S.F. NNN | 3,000-8,000 SQUARE FEET

- Approximately 10,000 S.F. building on 32,234 S.F. Parcel (0.74 Acres)
- 1 Dock-High Bay, 1 Drive-In Bay
- From 3,000 up to 8,000 S.F. available
- 9' Clear Height in Warehouse
- 4-Phase, 440amp Electric Service
- 40 Parking Spaces (4/1,000 S.F.)
- Potential for 1 or 2 Users to Occupy the Building
- Well-Maintained by Current owner
- Zoned "CT1" (Warehouse)
- Less than ¼ Mile from I-55
- 2015 Property Taxes: \$9,717



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