

# FOR SALE

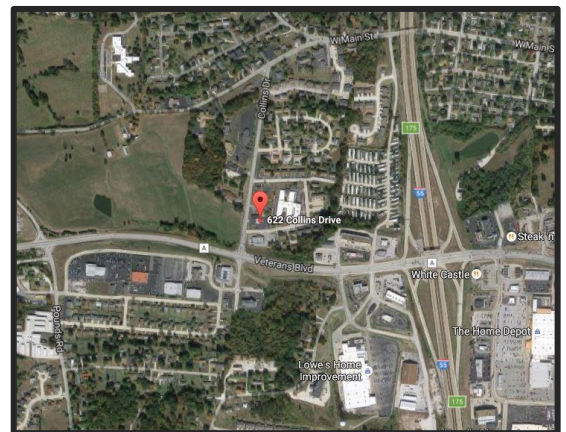
## Office/Warehouse Building



**\$535,000 (\$53.50/S.F.) | ~ 10,000 SQUARE FEET**

### **622 Collins Drive Festus, MO 63028**

- Single or Multi-Tenant Building
- Approx. 65% Office / 35% Warehouse
- ¼ Mile to I-55



*For more information on this property, please contact:*

**Ben Cherry, CCIM | (314) 647-6611 ext. 115 | [Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)**  
**Mark Clarkson | (314) 647-6611 ext. 127 | [MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)**

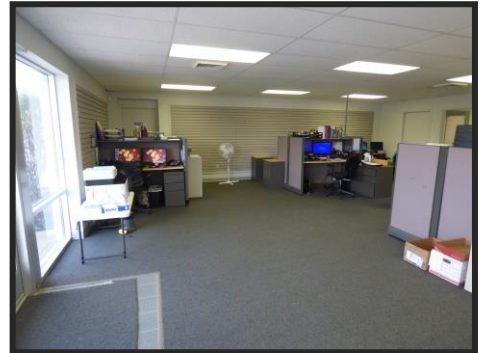
# FOR SALE

## Office/Warehouse Building



**\$535,000 (\$53.50/S.F.) | ~ 10,000 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
- 9' Clear Height in Warehouse
- 4-Phase, 440amp Electric Service
- 40 Parking Spaces (4/1,000 S.F.)
- Potential for 1 to 3 Users to Occupy the Building
- Well-Maintained by Current owner
- Zoned "CT1" (Warehouse)
- Less than ¼ Mile from I-55
- 2020 Property Taxes: \$7,602
- Current Gross Income: \$60,000



*For more information on this property, please contact:*

**Ben Cherry, CCIM | (314) 647-6611 ext. 115 | [Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)**  
**Mark Clarkson | (314) 647-6611 ext. 127 | [MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)**