MANOR REAL ESTATE

FOR SALE



FESTUS FLEX OFFICE/WAREHOUSE

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622 COLLINS DRIVE
FESTUS, MO 63028
10,000 S.F. | $849,900 ($84.99/S.F.)

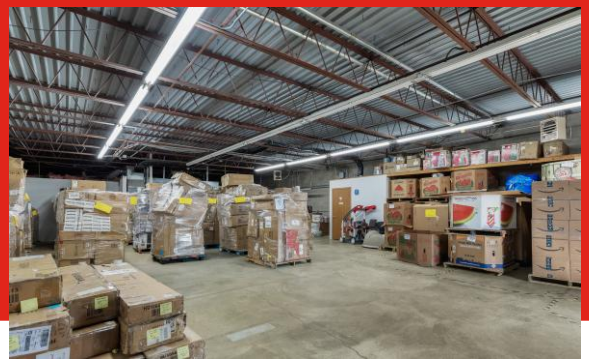
MANOR REAL ESTATE

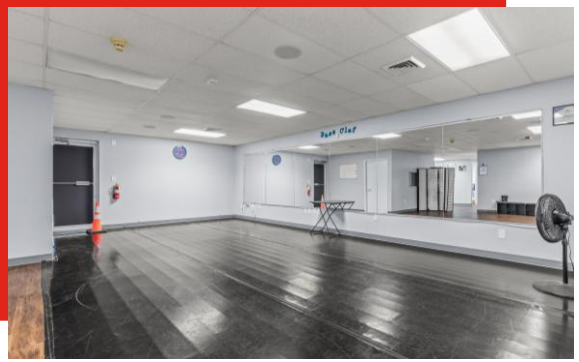
FOR SALE

PROPERTY INFORMATION

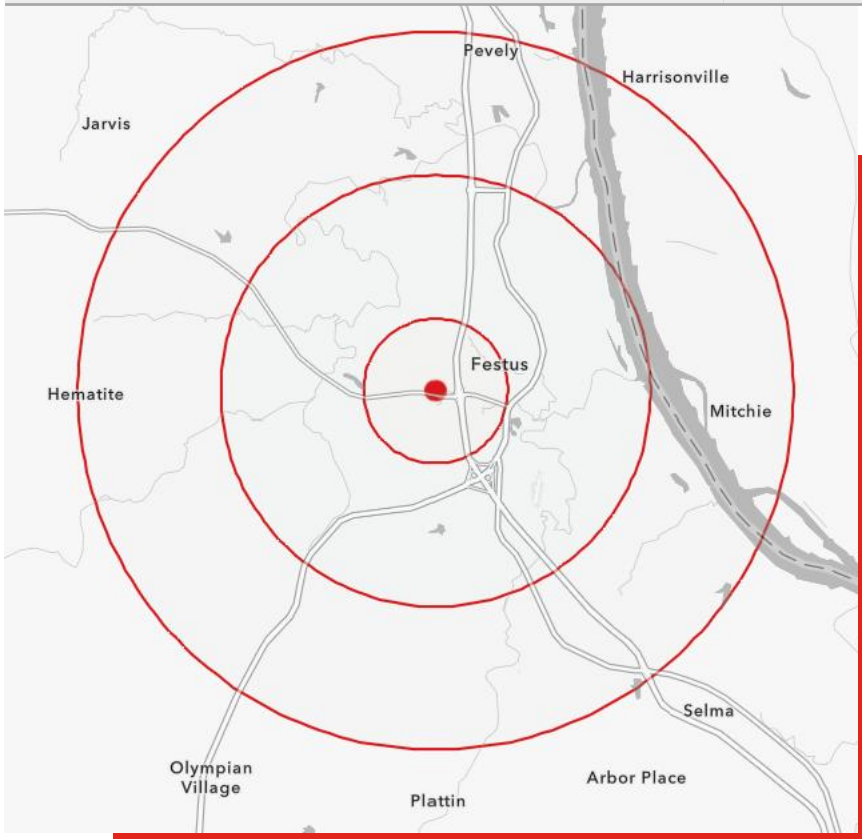








DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		6,976	23,857	37,171
HOUSEHOLDS		2,963	9,459	14,573
AVERAGE HH INCOME		$96,686	$92,754	$92,418



- INVESTMENT OR OWNER-USER OPPORTUNITY
- 40 PARKING SPACES (4/1,000SF)
- APPROX. 65% OFFICE / 35% WAREHOUSE
- SINGLE OR MULTI-TENANT BUILDING
- EXTENSIVELY RENOVATED IN 2022
- LESS THAN 1/4 MILE FROM I-55

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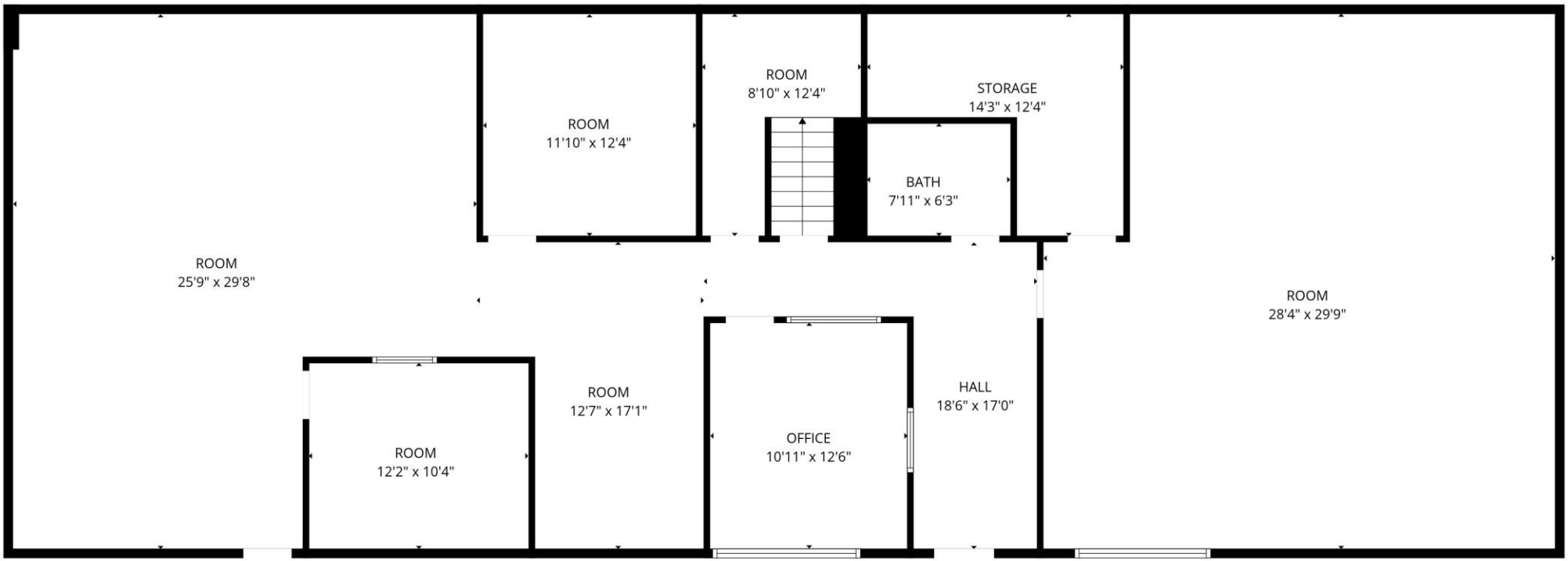
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MANOR REAL ESTATE

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FLOOR PLAN

LOWER LEVEL



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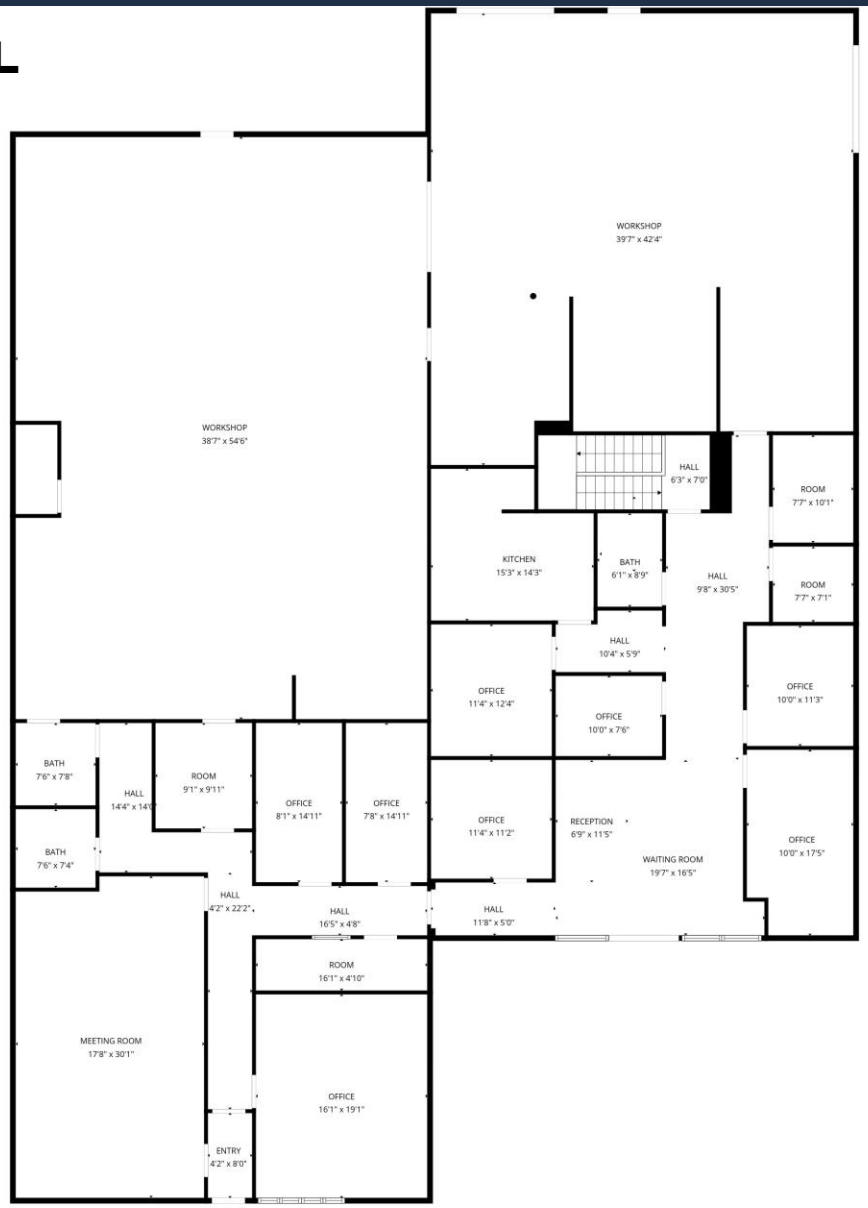
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FLOOR PLAN

MAIN LEVEL



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MANOR REAL ESTATE

FOR SALE

AERIAL



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.