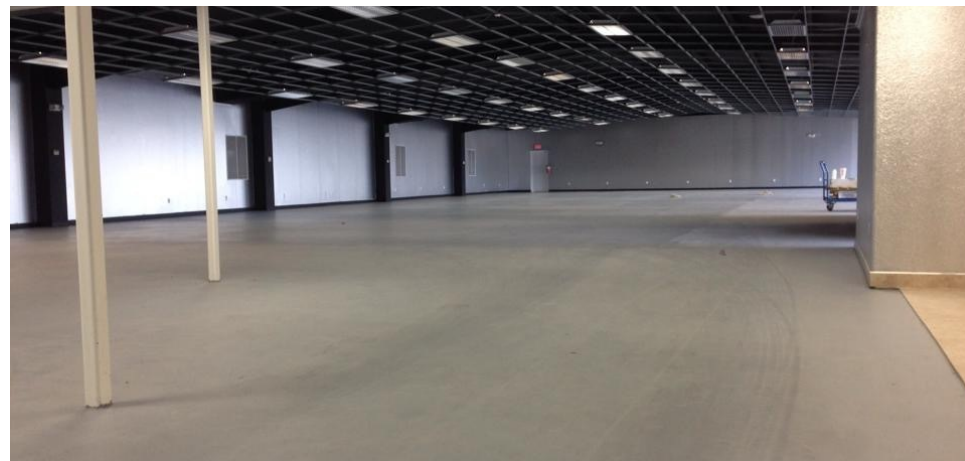




AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



## SALE PRICE

**\$1,700,000**

## OFFERING SUMMARY

Building Size:	20,000 SF
Available SF:	
Lot Size:	1.43 Acres
Number Of Units:	1
Price / SF:	\$85.00
Year Built:	2001
Zoning:	Commercial
Market:	Industrial
Submarket:	Hollister

## PROPERTY OVERVIEW

Hard to find office/warehouse/showroom building for sale. Property has 2 drive thru doors as well as a dock high door in the approximate 10,000 sq. ft. warehouse portion of the building. Accommodates 53 Ft. Tractor Trailers for loading and unloading. A mezzanine of approximately 2000 sq. ft. +/- has been finished into three private offices/photo studio as well as a break room. This flex space building can accommodate numerous uses that many buildings in the market cannot to include approximately 7000 sq. ft. + retail and or office uses.

## PROPERTY HIGHLIGHTS

- Hard To Find Flex Building With Office/Showroom and Warehouse
- Drive Thru Doors and Dock High Loading Dock
- High Visibility Location That Can Also Accommodate Retail Uses as Well as Industrial Uses
- Showroom Ceiling Height 14" Center, 11' Exterior Wall
- Warehouse Ceiling Height 23' Center, 20' Exterior Wall
- Additional Parking On Neighborhood Properties Based On "Cross Parking" Agreements

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

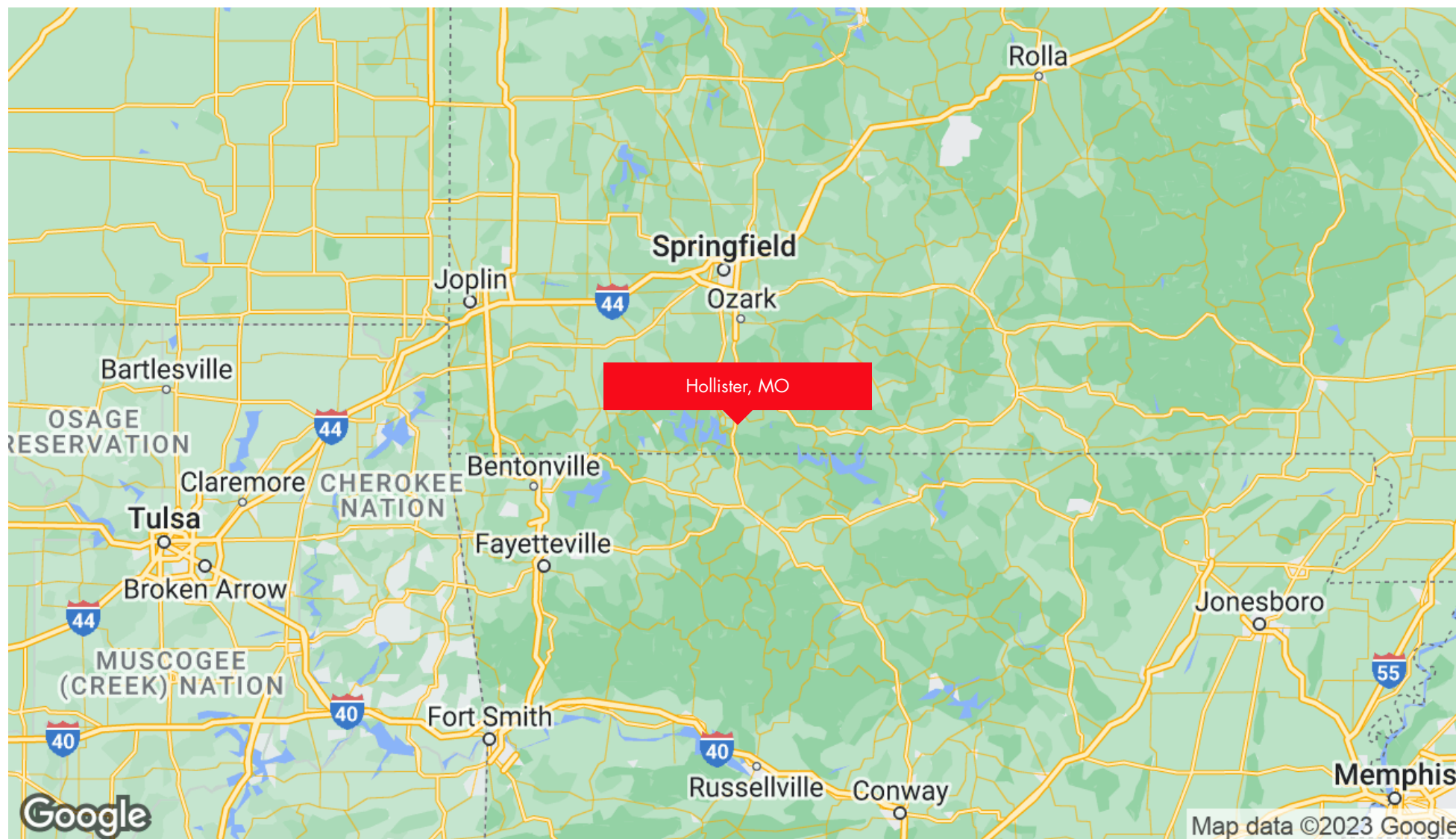
[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)



AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



PRESENTED BY:

**STEVE CRITCHFIELD, CCIM**

Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**

Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

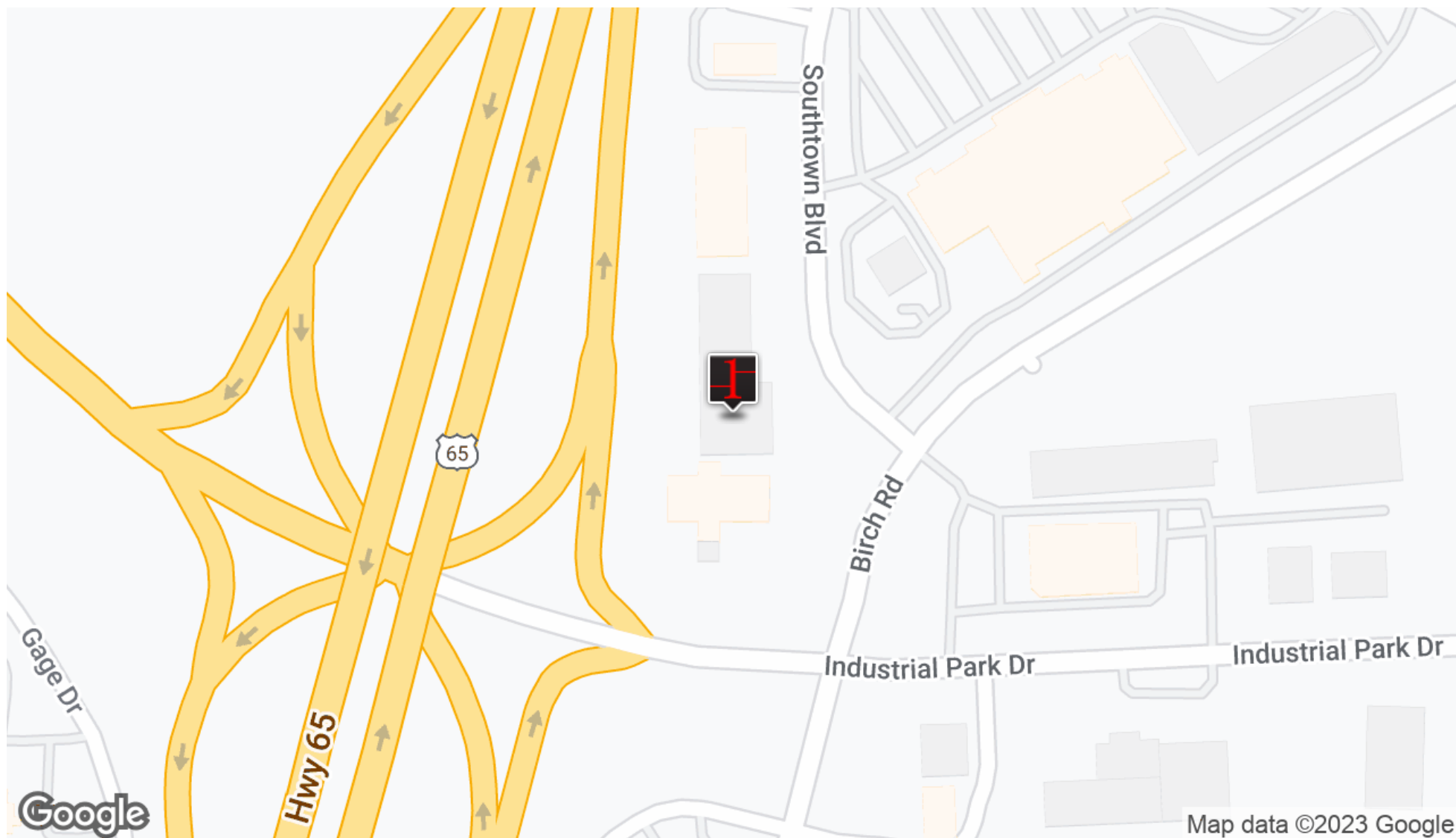
[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)



AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



PRESENTED BY:

**STEVE CRITCHFIELD, CCIM**

Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**

Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)

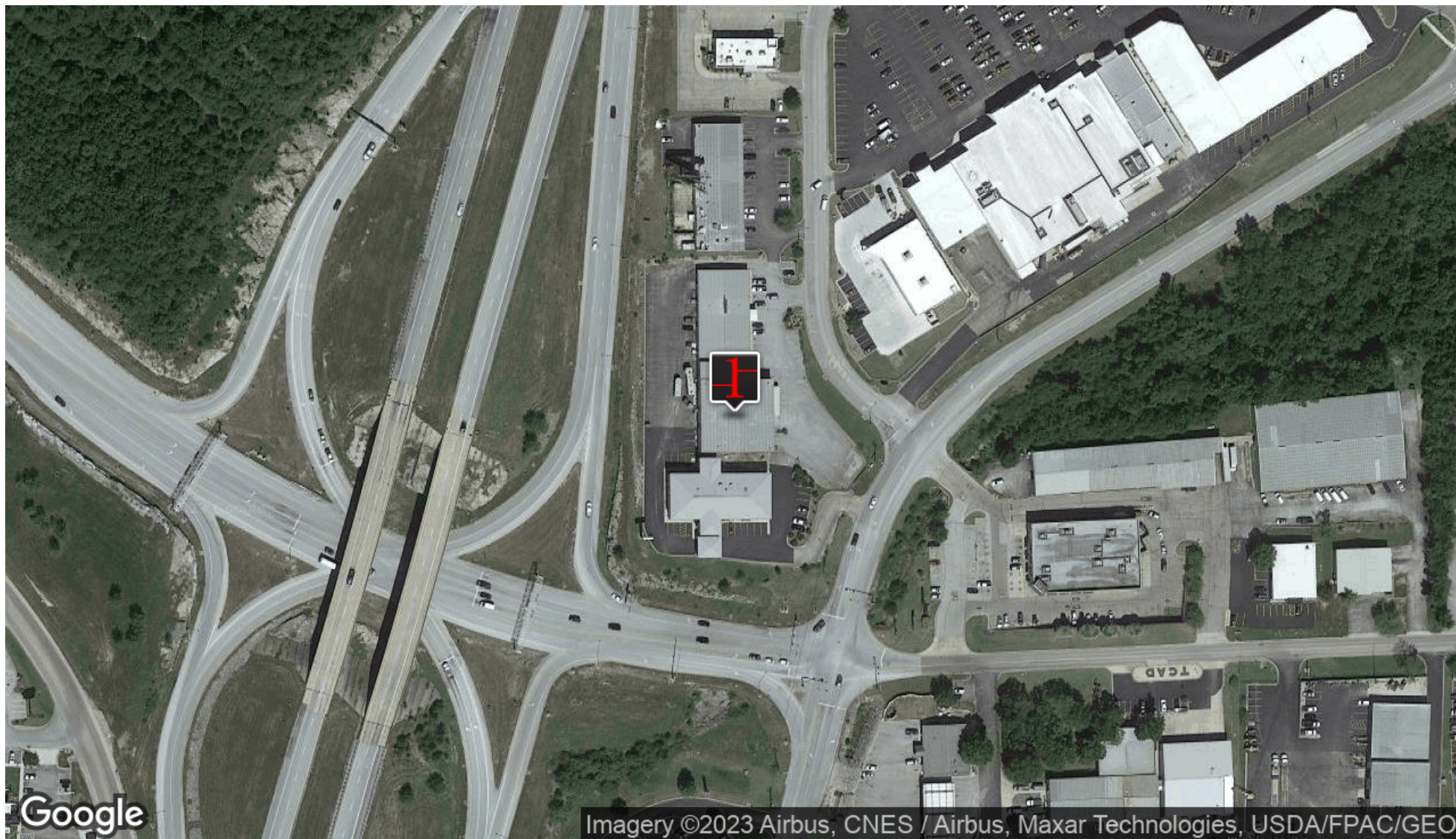




AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



PRESENTED BY: **STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)



AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI

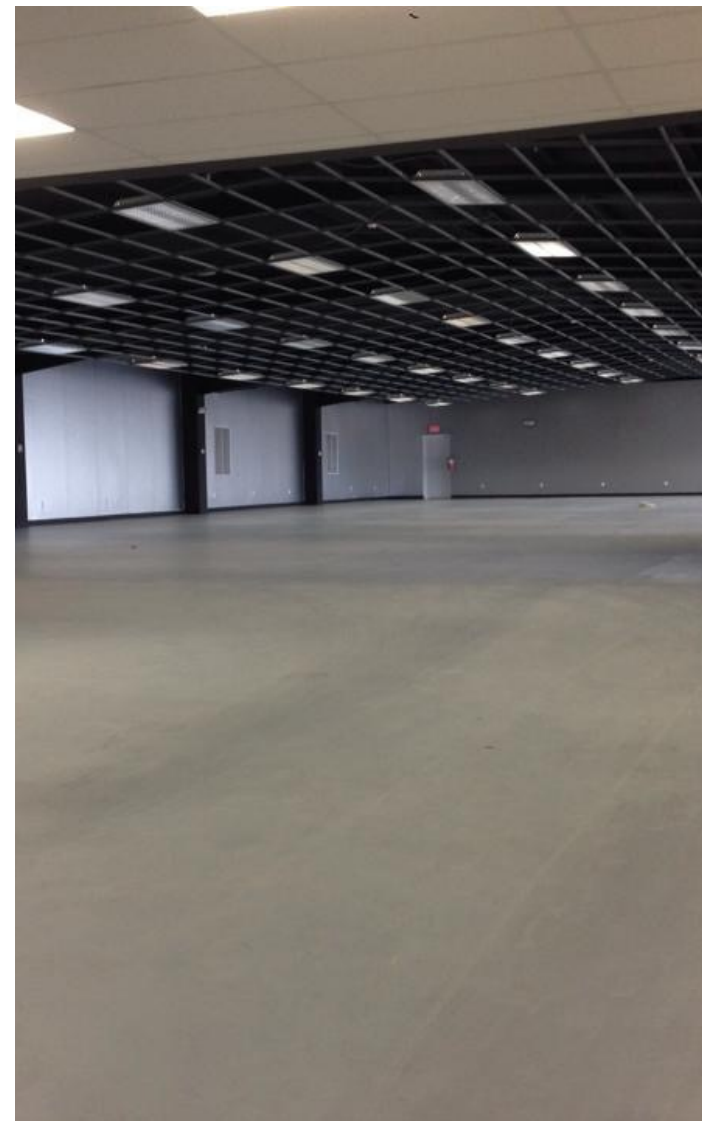
## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	944	20,003	48,704
Median age	33.1	38.1	39.9
Median age (Male)	28.7	34.9	37.5
Median age (Female)	35.2	39.9	41.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	325	7,960	19,800
# of persons per HH	2.9	2.5	2.5
Average HH income	\$64,533	\$58,157	\$57,072
Average house value		\$183,158	\$187,462

*\* Demographic data derived from 2020 ACS - US Census*



PRESENTED BY: **STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
[scritchfield@ccim.net](mailto:scritchfield@ccim.net)

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
[rrhuels@ccim.net](mailto:rrhuels@ccim.net)

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)





AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



53 Ft. Tractor Trailer Access To The Warehouse



Major Intersection access From Hwy 65



Upstairs Break Room on Mezzanine Level

PRESENTED BY:

**STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)





AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



PRESENTED BY: **STEVE CRITCHFIELD, CCIM**  
Broker/Partner  
417.334.3149  
C 417.294.1422  
[scritchfield@ccim.net](mailto:scritchfield@ccim.net)

**ROBERT HUELS, CCIM**  
Broker/Partner  
417.334.3149  
C 417.331.6708  
[rrhuels@ccim.net](mailto:rrhuels@ccim.net)

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)





AN INDUSTRIAL INVESTMENT OPPORTUNITY

# 135 BUILDING

135 SOUTH TOWN BLVD., HOLLISTER, MISSOURI



20ft to 23 Ft. Ceiling Heights



Looking Nort East To Shopping Center and Lowes



Current Use For Storage and Displays Via Temp Wall Dividers

PRESENTED BY:

**STEVE CRITCHFIELD, CCIM**

Broker/Partner  
417.334.3149  
C 417.294.1422  
scritchfield@ccim.net

**ROBERT HUELS, CCIM**

Broker/Partner  
417.334.3149  
C 417.331.6708  
rrhuels@ccim.net

[WWW.COMMERCIALONEBROKERS.COM](http://WWW.COMMERCIALONEBROKERS.COM)