

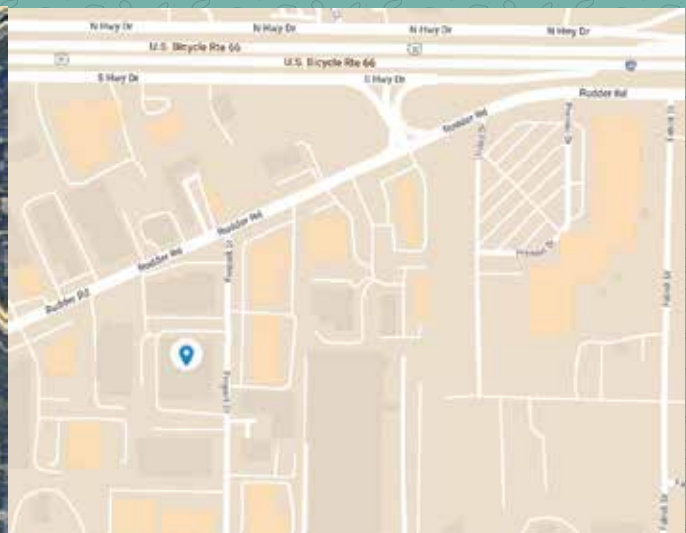
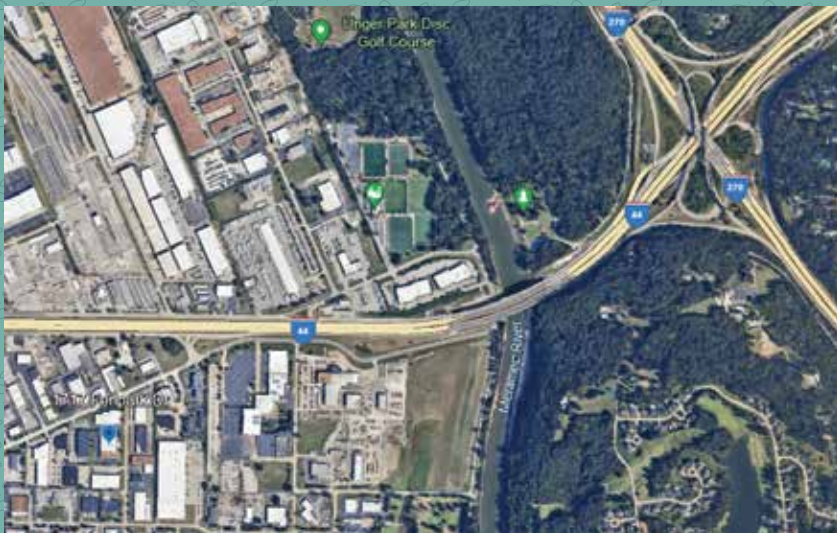


1717 FENPARK DR FENTON, MO 63026
\$6,902,870

PROPERTY FEATURES

- Conveniently located to I-44 & I-270
- \$130.00 SF
- Office/warehouse
- 13,445 leased until June 2027
- Up to 3 tenant industrial building

- Over 34,000 SF of 16' warehouse ceilings
- 2 dock-high & 1 drive-in door
- 53,099 SF building on 3.2 acres
- 120 total parking spaces

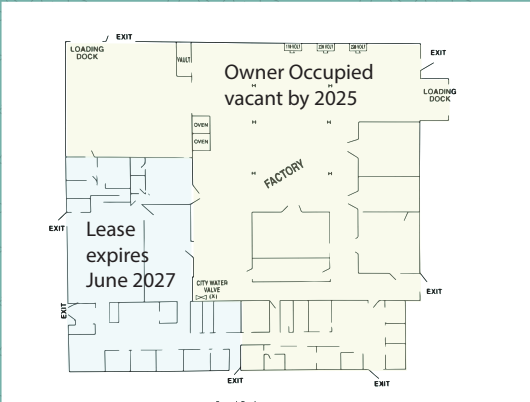


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13,445 SF of office space leased until June 2027



1717 & 1707 FENPARK DR
5,000+ SF office
34,000+ warehouse
Currently owner occupied