

FOR SALE

# 575 RUDDER RD

FENTON, MO 63026



100%  
Leased



30,000 SF  
on 2 AC



Industrial/Flex  
Investment Opportunity



Located in Fenton  
Industrial Park



Contact Broker  
for Pricing

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FENTON, MO 63026

**Grant Mechlin, CCIM**  
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**Mark Kornfeld**  
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## PROPERTY HIGHLIGHTS

- 100% Leased
- Industrial/Flex Investment Opportunity
- 30,000 SF on 2 AC
- Located in Fenton Industrial Park



## DEMOGRAPHICS

### 1 MILE

Avg. HH Income	\$136,528
Population	1,510
Households	583

### 3 MILE

Avg. HH Income	\$149,209
Population	44,095
Households	18,203

### 5 MILE

Avg. HH Income	\$154,193
Population	159,175
Households	64,861



314.727.6664

**SANSONEGROUP.COM**

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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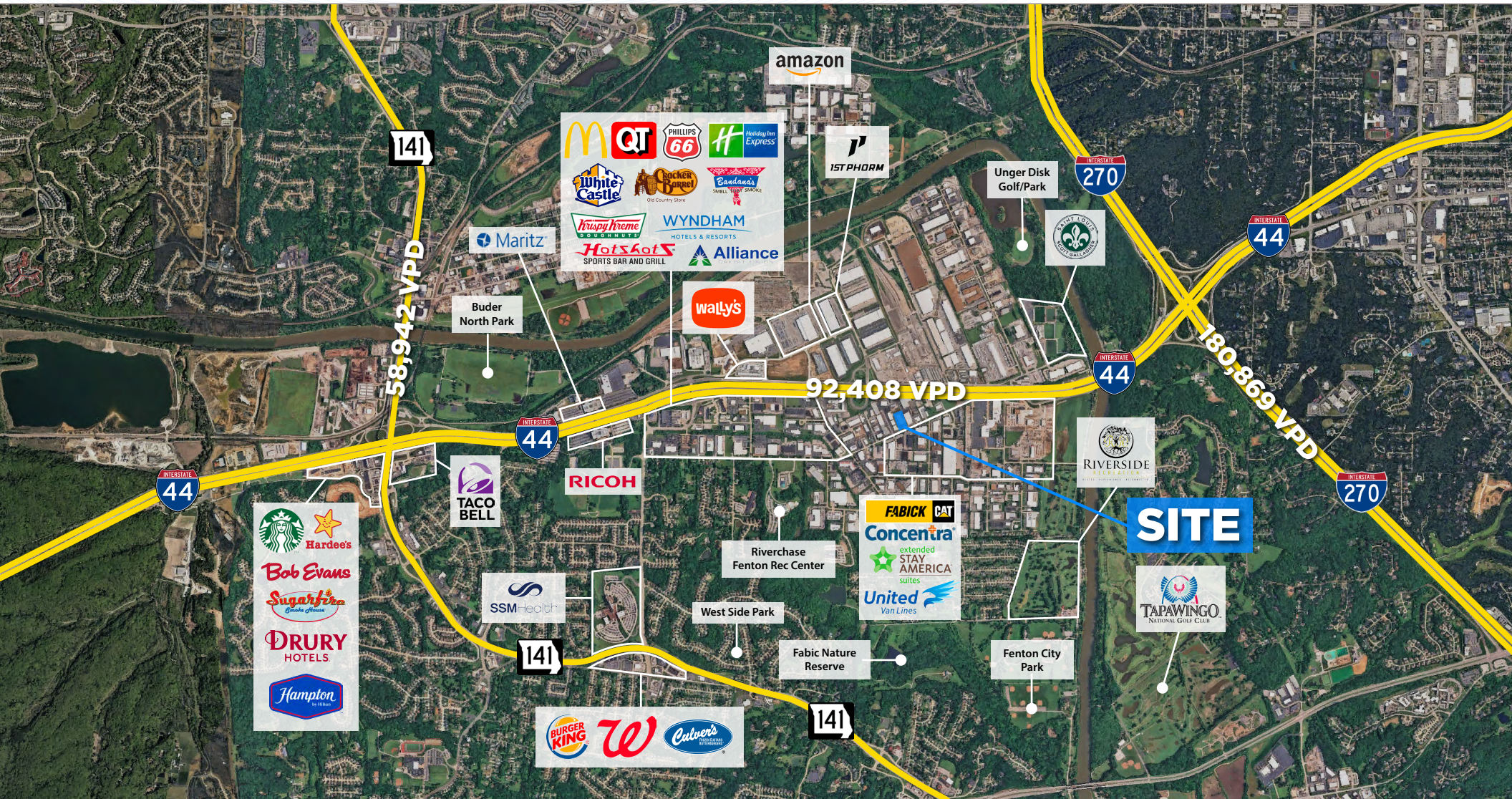
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