



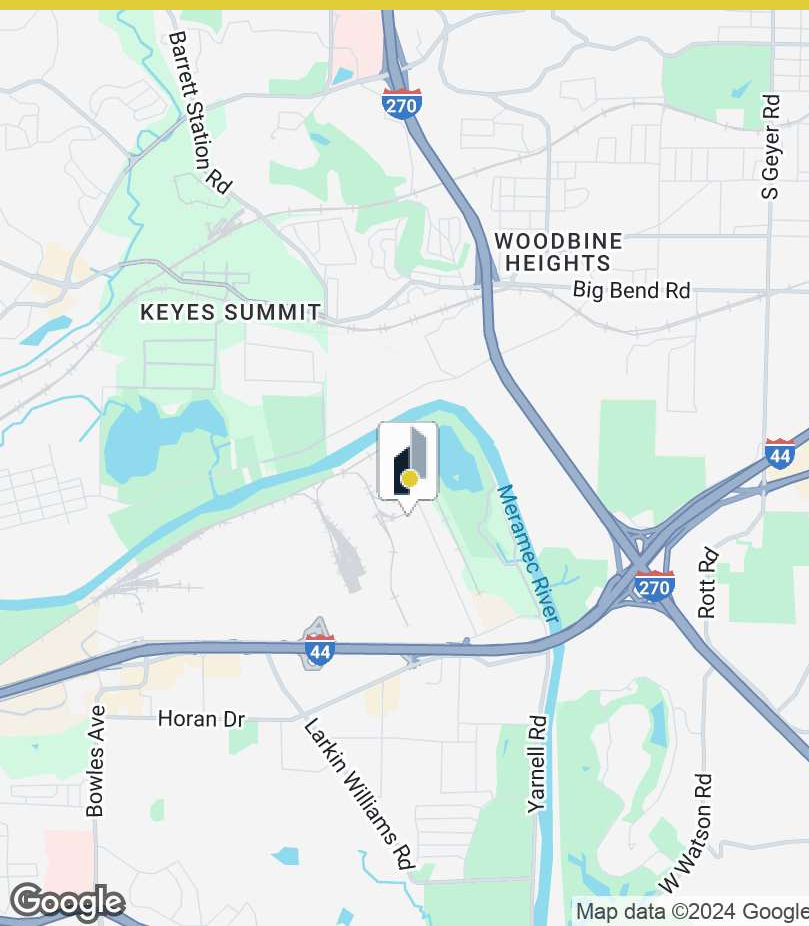
# FOR LEASE

2391 Cassens Dr | Fenton, MO 63026

# 2391 Cassens Dr



**FOR LEASE**  
**Suite 2383**  
**\$5.95 SF/YR NNN**



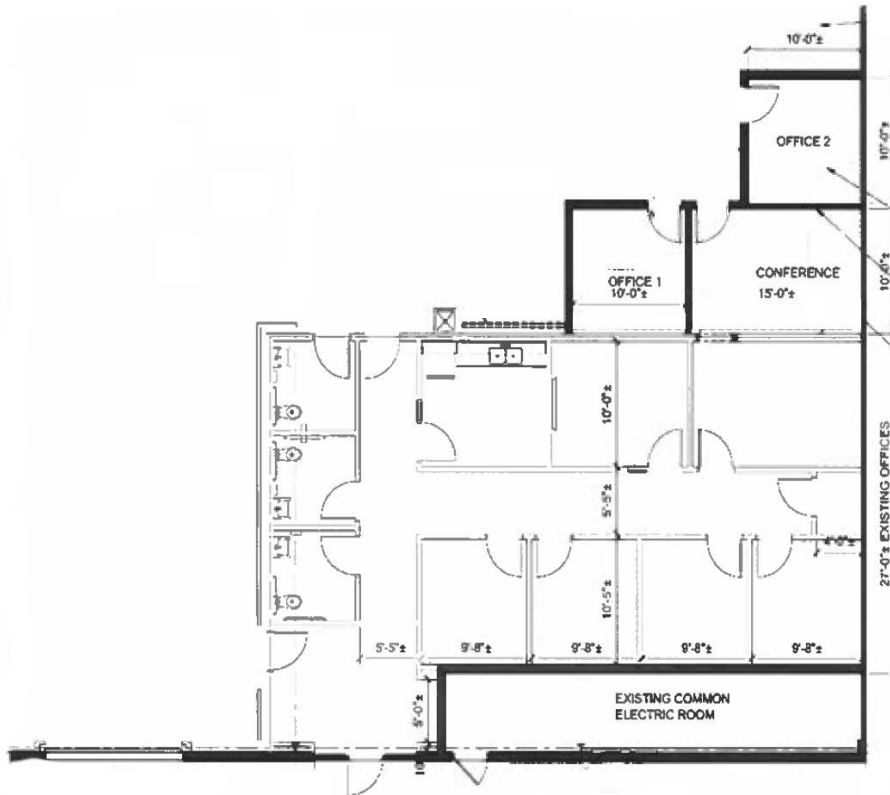
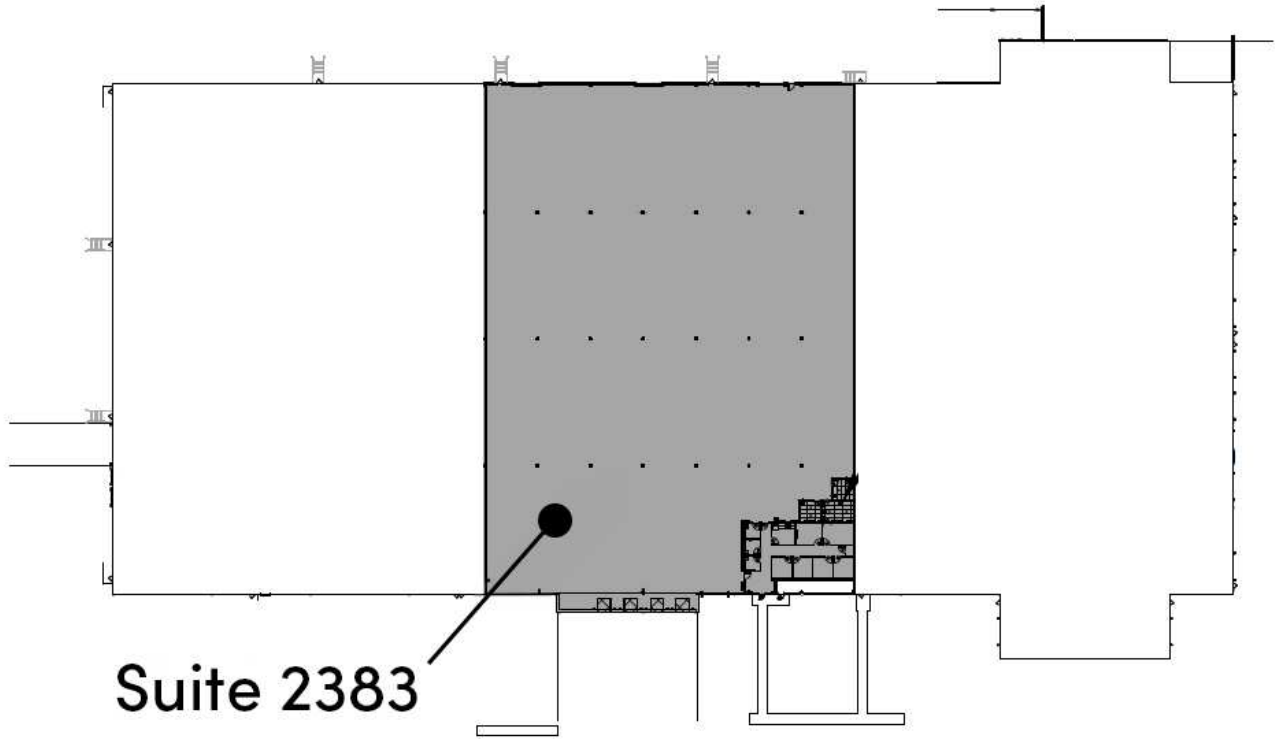
## Property Highlights

- 42,540 SF total space
- ±2,000 SF office
- 22' clear height
- Four (4) 9' x 10' dock doors
- One (1) 12' x 14' oversized drive-in
- Electrical: 3-phase / 300 amp / 480 volt
- LED Lighting
- Fire Suppression; ESFR
- 2-ton over-head crane
- Column spacing: 25' x 60'

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

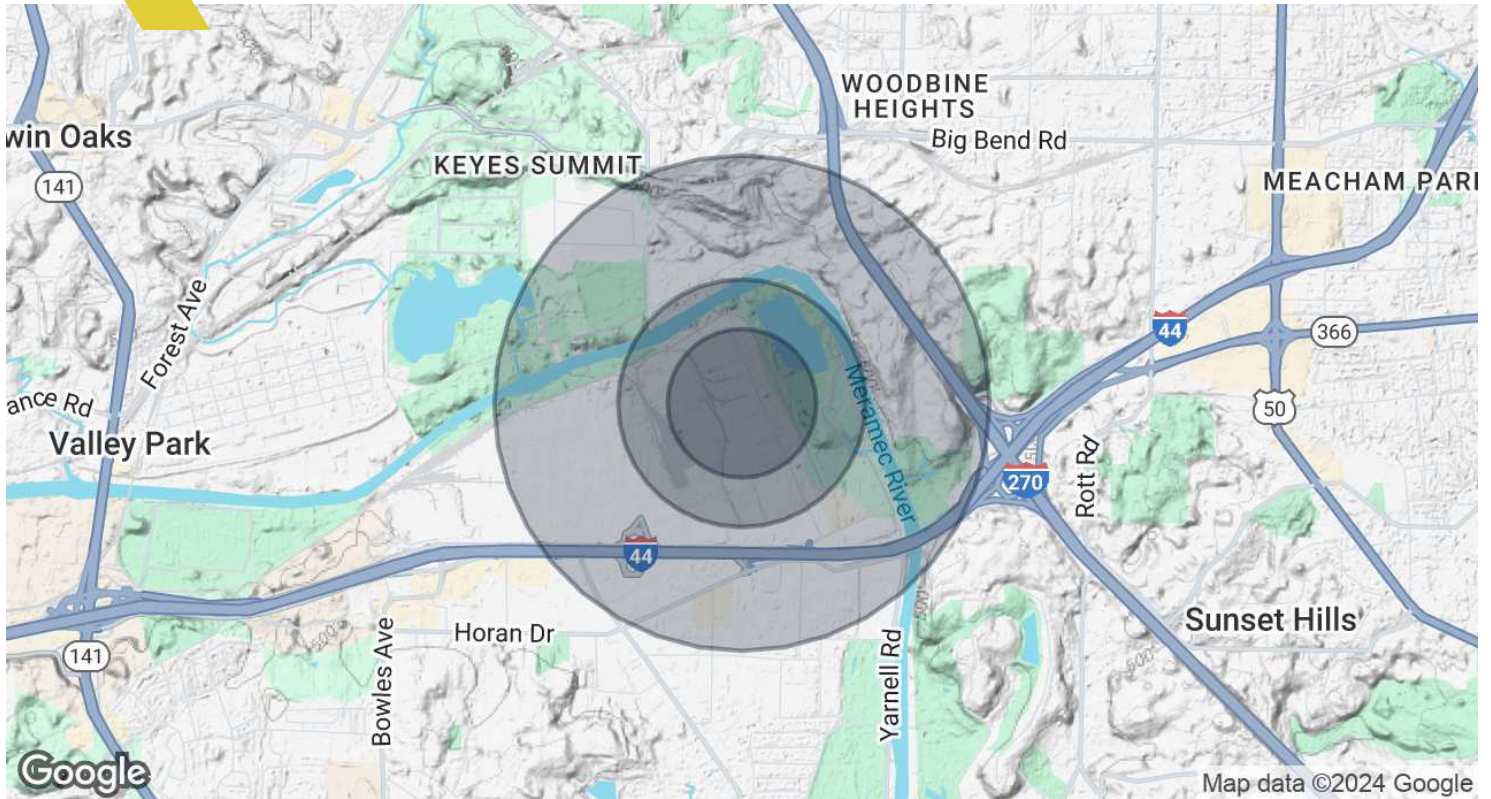
# Floor Plan

2391 Cassens Dr



# Demographics Map & Report

2391 Cassens Dr



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	0	20	926
Average Age	0	36	38
Average Age (Male)	0	36	37
Average Age (Female)	0	37	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	0	9	405
# of Persons per HH	0	2.2	2.3
Average HH Income	\$0	\$68,503	\$81,972
Average House Value		\$227,738	\$276,733

Demographics data derived from AlphaMap

# Broker Contacts



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