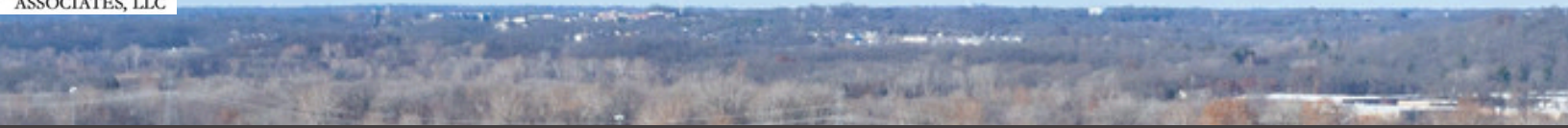




Sabina A Holtzman, CCIM
314-863-3700
SHoltzman@stlcre.com



Sandy Meyer
314-863-3700
SMeyer@stlcre.com



FENTON INDUSTRIAL PARK

Building D, 2275 Cassens Drive | Fenton, MO 63026



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PROPERTY HIGHLIGHTS

Cassens Industrial Park is a four-building complex with a total of 369,237 SF of Net Rentable Area, broken out as Buildings A-D, located in the Fenton Interstate Industrial Center on a nearly 20-acre site. The property offers amenities to Tenants such as local ownership and management and also features a stable tenant mix, comprised of a mix of office and light industrial and bulk tenants. All four buildings, two of which are conjoined (B & C), are slab-on-grade construction. On-site operations included those typical of office activities and some machinery assembly. The Property is further improved with sidewalks, loading docks and drive ins, asphalt-paved parking areas and associated landscaping.

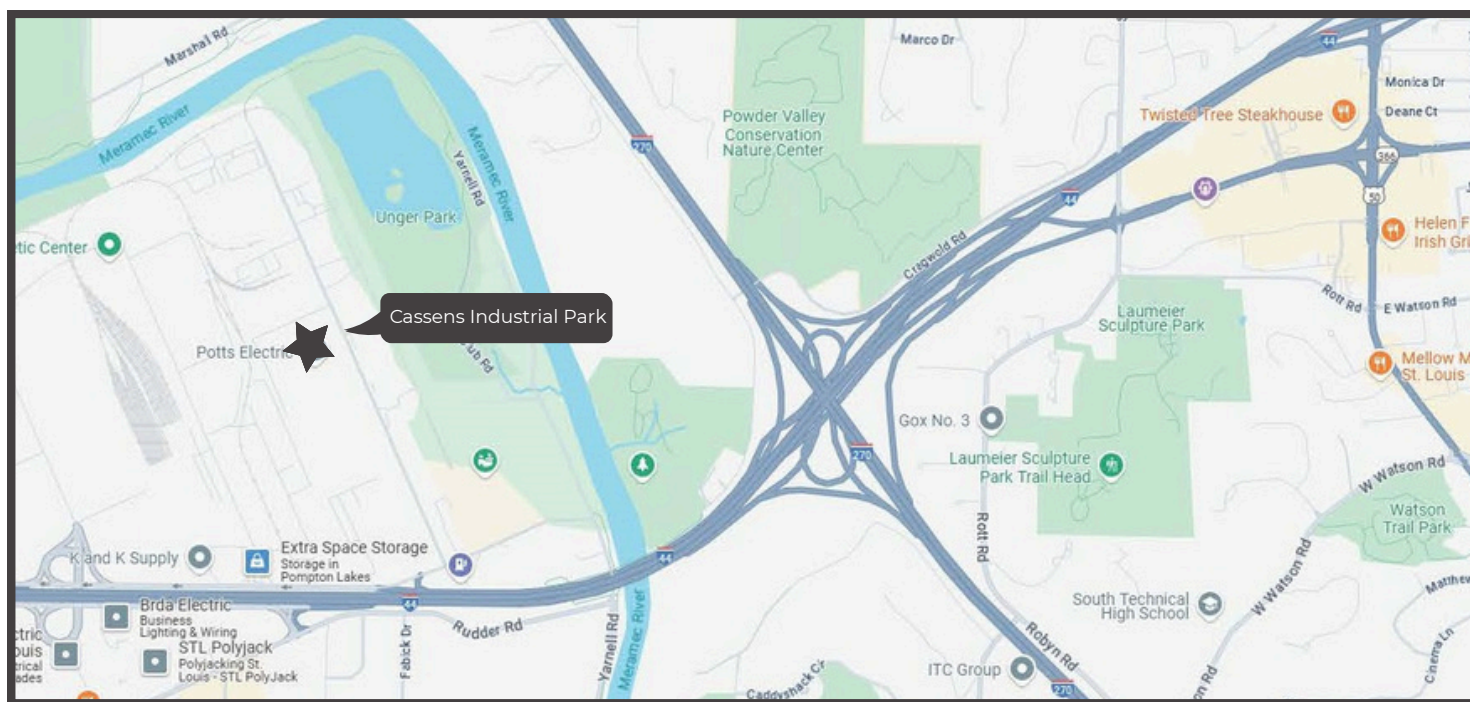
BUILDING INFORMATION

CASSENS AT-A-GLANCE

| | |
|-------------------|--------------|
| Net Rentable Area | 369,237 SF |
| Year Built | 1986 |
| Ceiling Heights | 13'6" to 24' |
| Parking | 388 Spaces |

Amenities & Features

- Wet Sprinklered
- Located five minutes from the I-270 and I-44 interchange
- STL Airport is a 36-minute drive from the park.
- Planned Park Environment with local owner/manager



Information contained herein has been obtained from the owner of the property or from other sources & is subject to change without notice. The broker & owner do not guarantee the accuracy of this information. Broker is a member of ownership. Owners & broker make no representation as to the environmental or other conditions of the property & recommend that tenant or purchaser investigate fully.

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SABINA A HOLTZMAN, CCIM
314-863-3700
SHoltzman@stlcre.com

SANDY MEYER
314-810-4027
SMeyer@stlcre.com



SPACE AVAILABLE

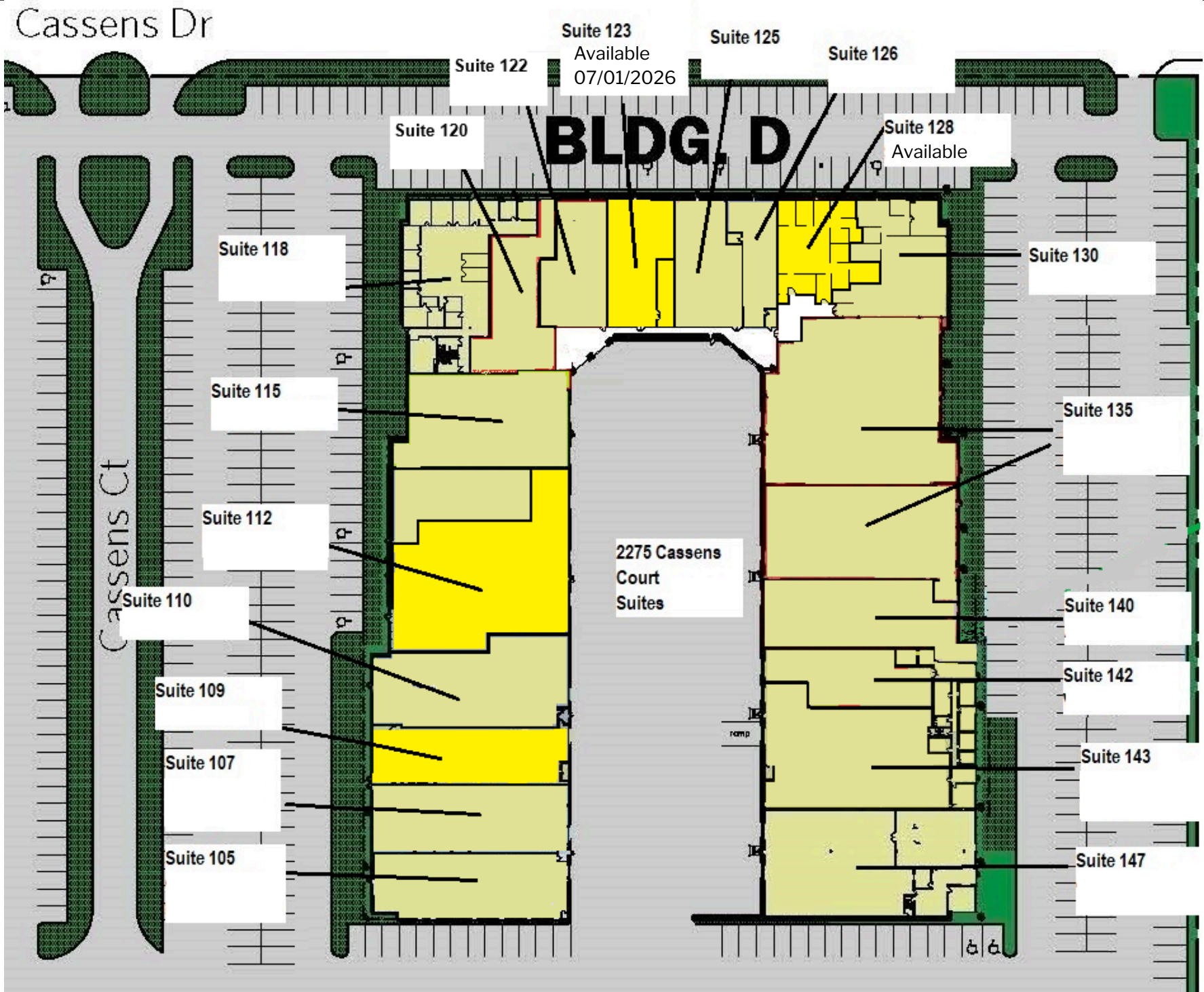
| BAY | TYPE | SQUARE FEET |
|-----|------|-------------|
| 123 | Flex | 3,200 |
| 128 | Flex | 3,309 |

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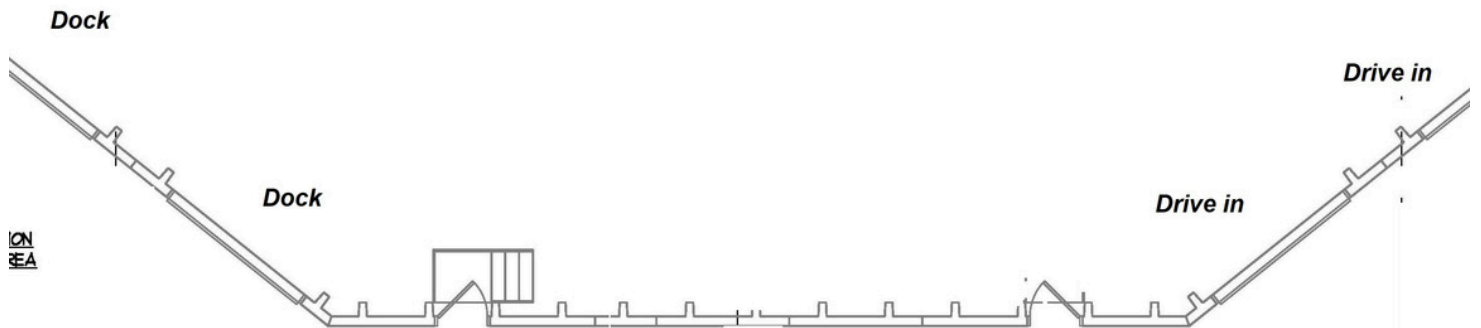
BUILDING D HIGHLIGHTS

- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270

Bay 123 - Amenities & Features

- **Available For Lease:** Office / Flex Space
- Located with Cassens Drive frontage on the East side of Building D with ample parking
- Size: 3,200 +/- RSF with approx 80% finished
- Accepts 53' Delivery
- Direct access to two common area docks and drive ins
- **Starting Lease Rate: \$10.00/RSF NNN**

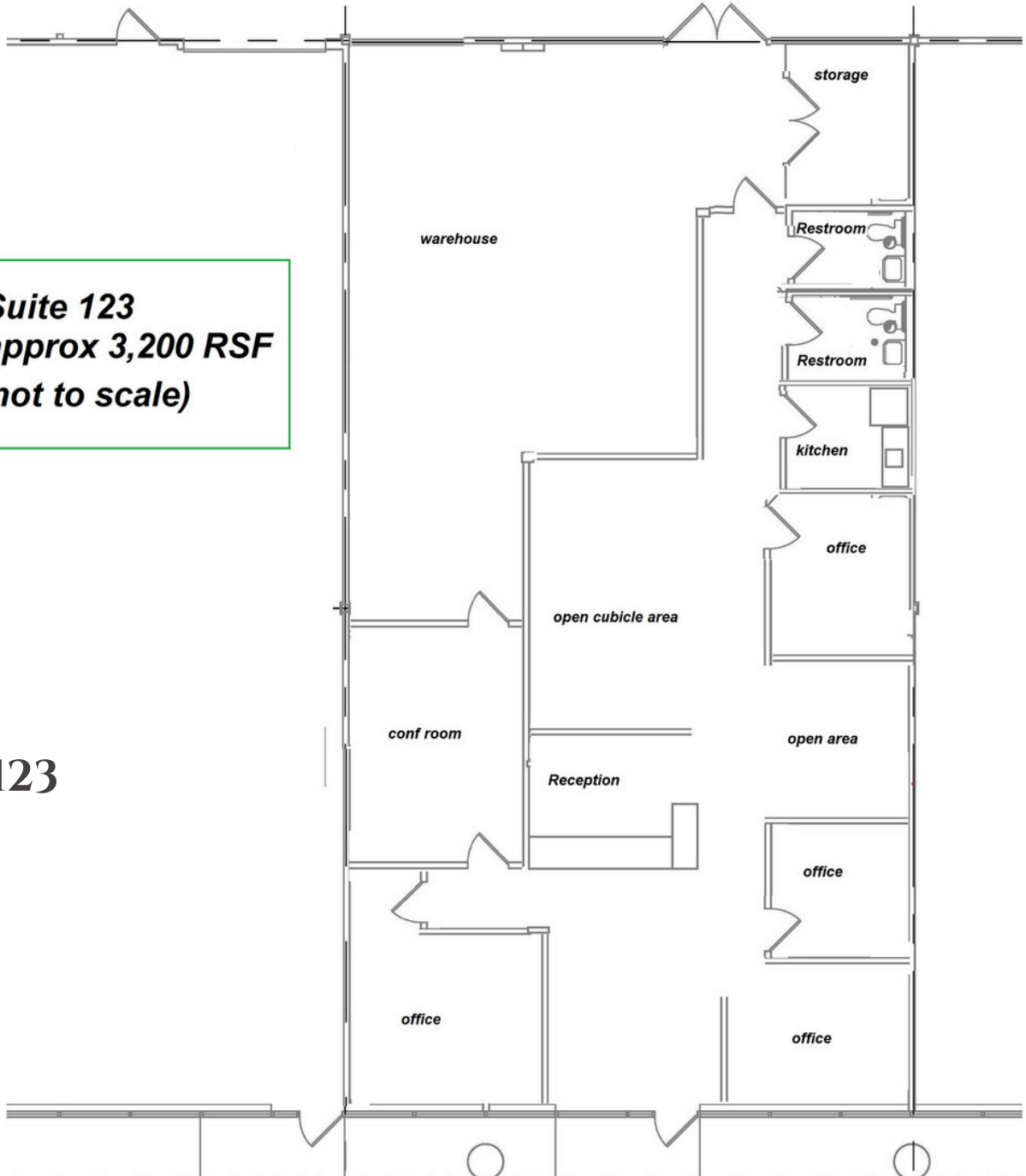




Common hall for common docks and drive ins

Suite 123
approx 3,200 RSF
(not to scale)

BAY 123



BUILDING D HIGHLIGHTS

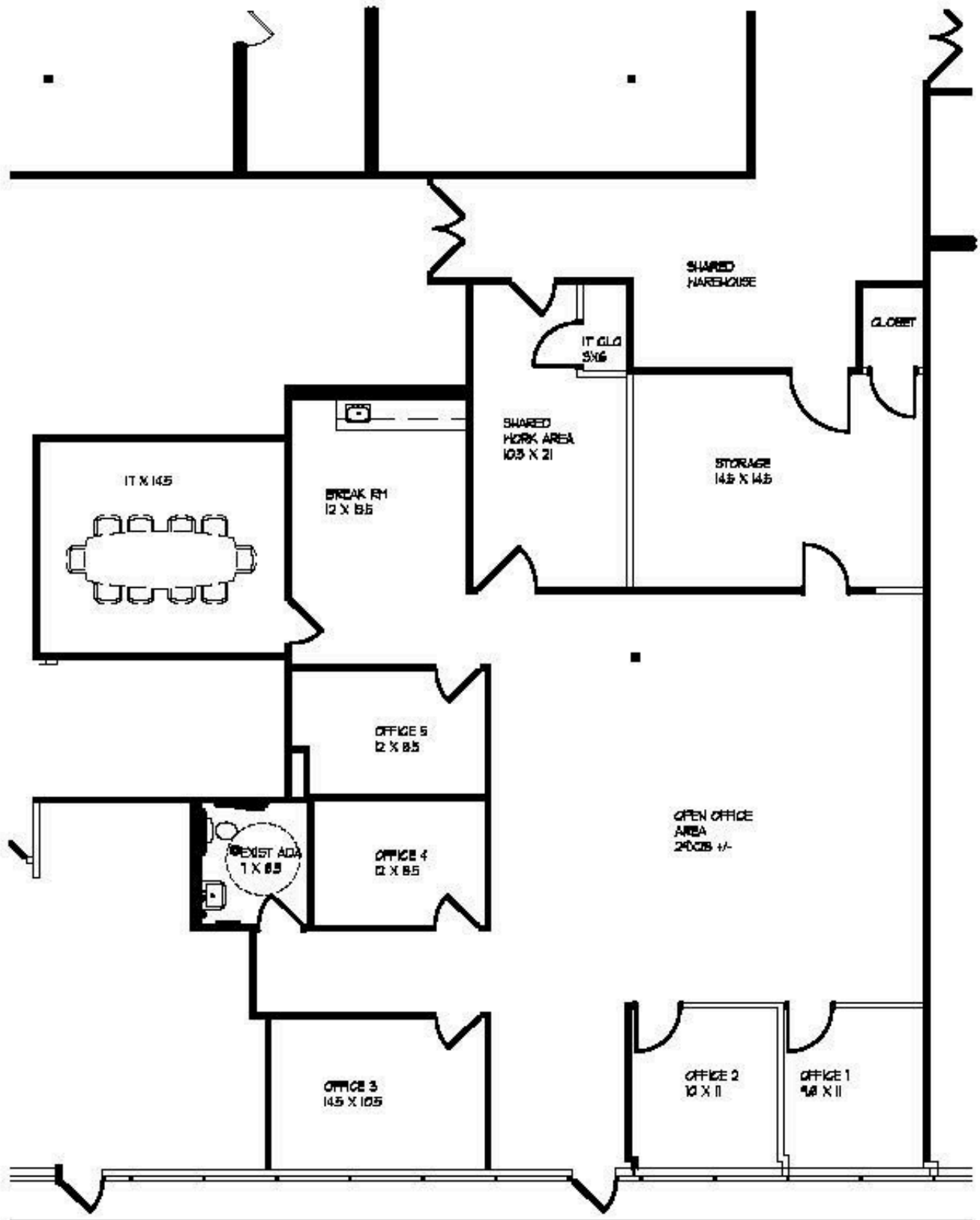
- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270

Bay 128 - Amenities & Features

- **Available For Lease:** Office / Flex Space
- Size: 3,309 RSF
 - Includes 6% Load Factor
- Recently renovated (2022)
- 90% finished conventional office space with kitchen, conference room, private offices and open area
- Exterior cabinet signage available
- Visibility from Cassens Drive
- Shared warehouse with direct access to a common warehouse area containing two docks and two drive in for Tenants use.
- **Starting Lease Rate: \$11.00/RSF**



BAY 128





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