

101 SUN VALLEY

FOR LEASE

101 Sun Valley
Fenton, MO 63026



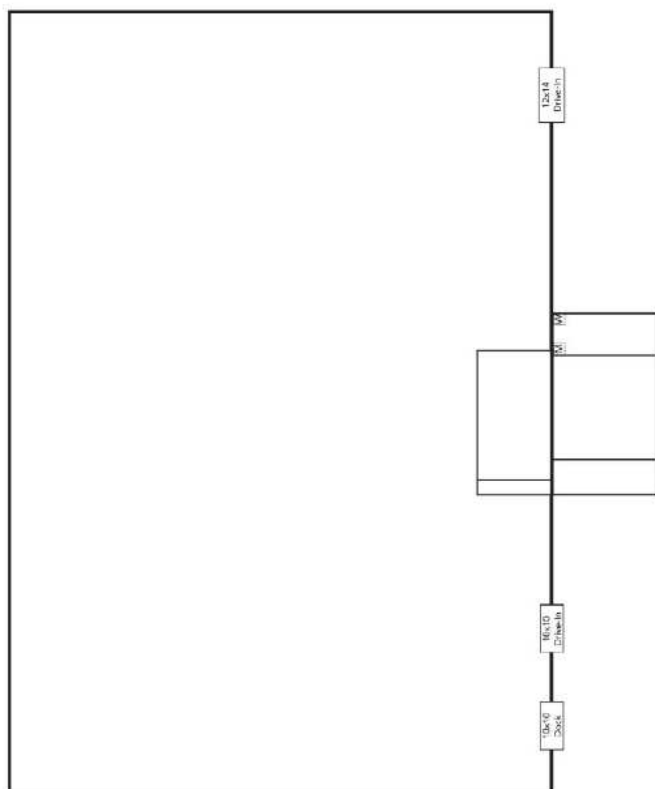
PROPERTY FEATURES



- Building Fully Racked
- Docks (#): One (1) 10'x10' with 35k lb. Mechanical Load Leveler and Sealers
- Drive-in Doors (#): Two (10'x10' & 14'x10')
- Ceiling Height: 15'
- Electric: 400 AMP, 400 Volt, 3-Phase Electric



- Total Building Size (SF): 17,011 with 1,800 SF of Office Space. Lot Size (AC): 1.16
- Current Use: Office/Warehouse
- Recent Renovations: New Concrete Lot, Updated Office & Restrooms, New LED Lights in Warehouse, and New Clad Siding
- Employee Parking: 12



FOR LEASE:
\$9.00 SF/YR
NNN



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