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# CASSENS INDUSTRIAL PARK

Building C, 145-159 Cassens Ct. | Fenton, MO 63026



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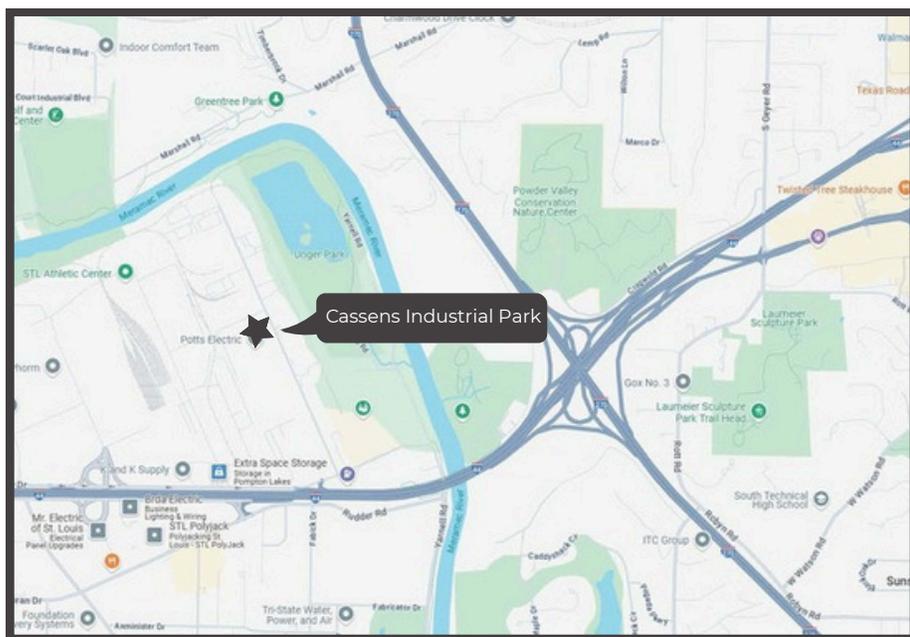
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## PROPERTY HIGHLIGHTS

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



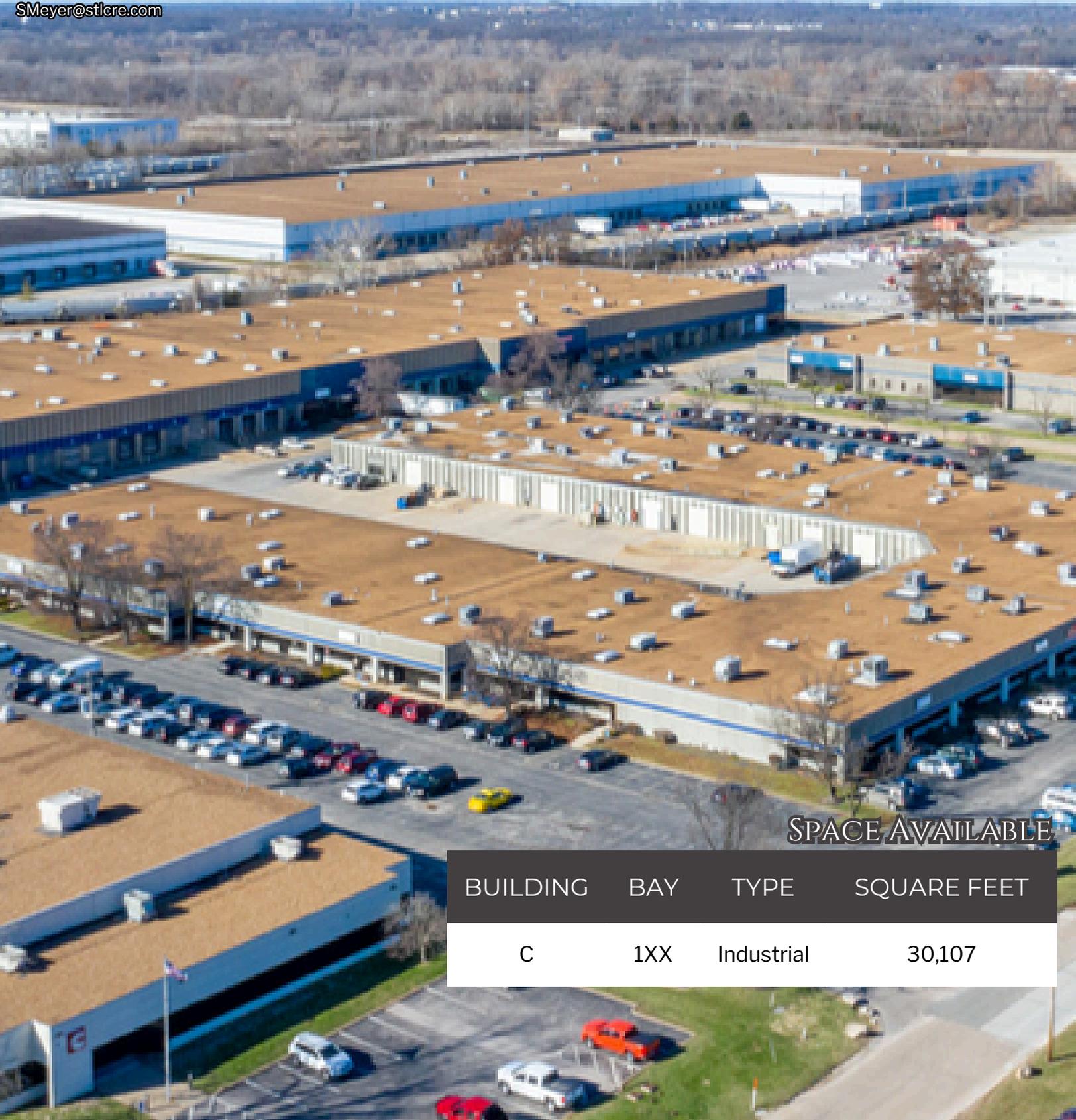
## Amenities & Features

- 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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SPACE AVAILABLE

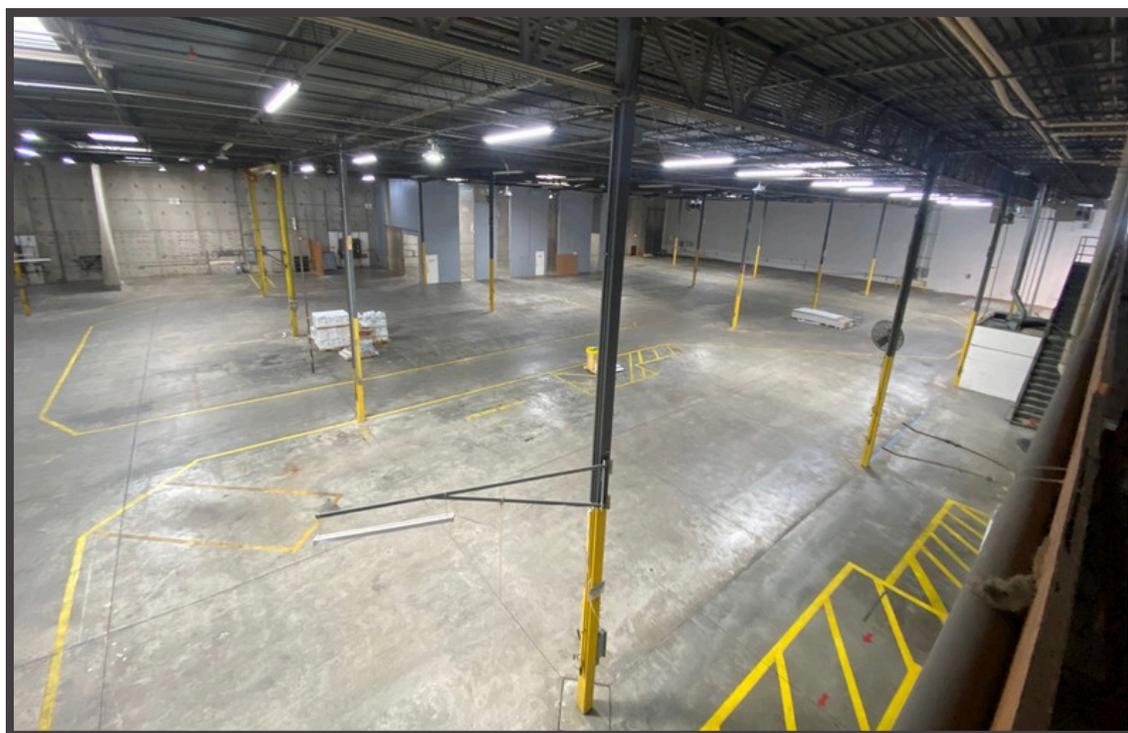
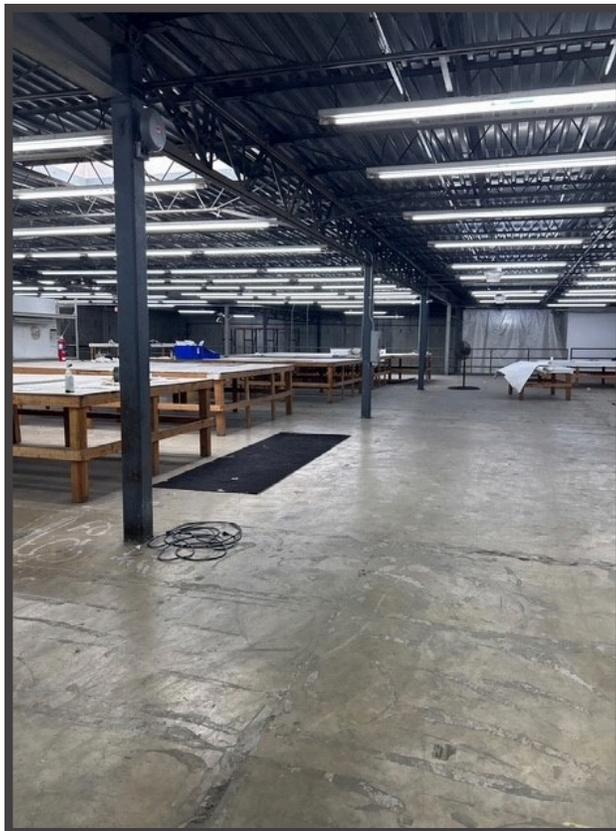
BUILDING	BAY	TYPE	SQUARE FEET
C	1XX	Industrial	30,107

## BUILDING C HIGHLIGHTS

- Parking Ratio 2:1,000
- 24' clear
- 32' x 32' Column Spacing
- 10% office
- Wet Sprinklered
- Potential Future Expansion Option
- Power: 1,200 Amp/480 Volt/3 Phase
- Immediate access to I-44 & I-270

### Bay 1XX - Amenities & Features

- **Available For Lease:** High-Bay Manufacturing / Distribution Space
- 19,883 SF plus 10,224 SF Mezzanine
- Endcap Location
- Overhead Crane
- **Starting Lease Rate: \$8.00/SF NNN As Is**







HOME

HIGHLIGHTS

AVAILABILITY

MAP