

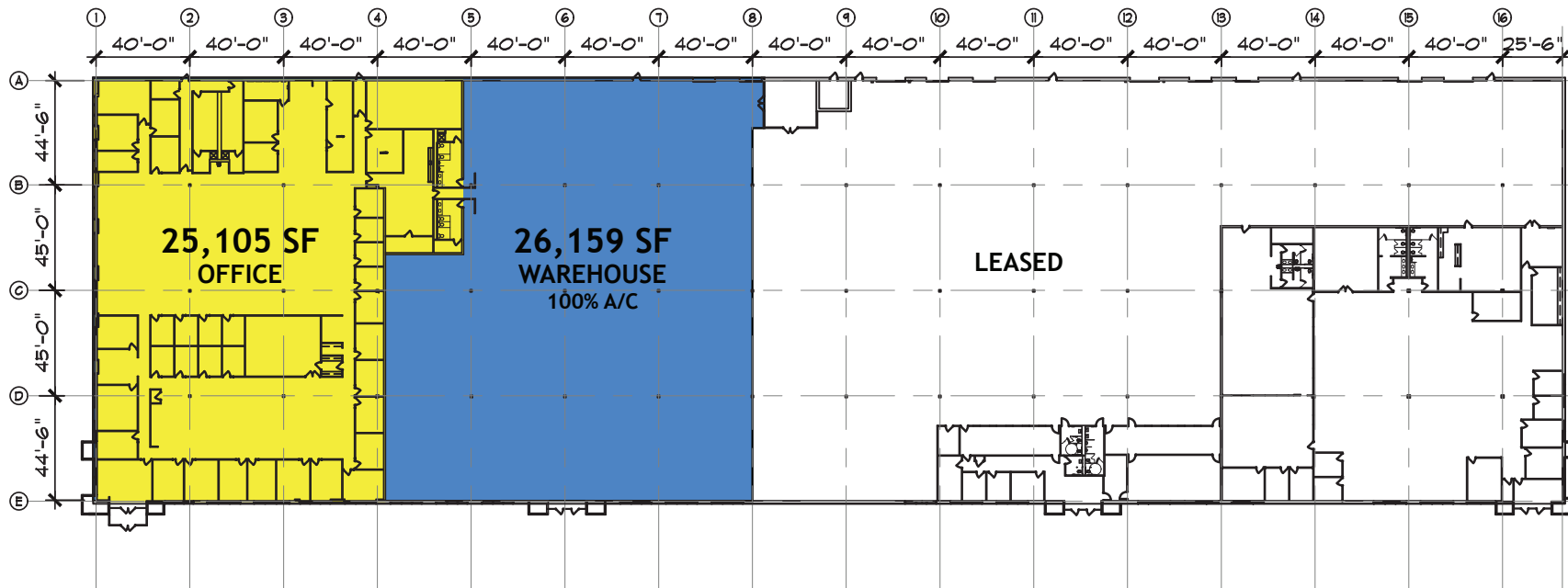
ONLY 51,264 SF REMAINING FOR LEASE
CLASS A OFFICE WAREHOUSE

401-411 Fountain Lakes Blvd.
St. Charles, MO 63301

BLOCK

HAWLEY

A BLOCK REAL ESTATE SERVICES AFFILIATE



401-411 FOUNTAIN LAKES BLVD.
ST. CHARLES, MO 63301

- 25,105 SF Office Space
- 24' Clear Ceiling Height in Warehouse
- 40' x 45' Column Spacing
- LED Lighting
- ESFR Sprinkler System
- Heavy 3-Phase Power
- 100% A/C
- Ample Parking
- Two (2) Existing Dock Doors (can add 4 or more)
- One (1) Drive-In
- Easy Access to Highway 370
- **LEASE RATE: \$7.50/SF NNN**
- **SALE PRICE: Call Broker**



PROPERTY SPECS

401-411 FOUNTAIN LAKES BLVD.
ST. CHARLES, MO 63301



JEFF HAWLEY

(636) 534-2904 | jhawley@blockhawley.com



A BLOCK REAL ESTATE SERVICES AFFILIATE



CONTACT INFORMATION

16253 Swingley Ridge Rd. | Suite 150 | Chesterfield, MO 63017 | Phone: (636) 534-2900 | Fax: (636) 534-2997

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