

**48,440 SF
Warehouse with
approximately
30% Office
FOR SUBLEASE**



**1.3 Acres of
Fenced IOS
Available**



**27' Clear
Height**



**Term Through
4/30/2031**



**Direct Access
to I-44 & I-270**



**Extremely
Desirable
Fenton Location**

FOR SUBLEASE | OFFICE/WAREHOUSE

2081 CORPORATE 44

FENTON, MO 63026

Vince Bajardi, CCIM, SIOR
vbajardi@sansonegroup.com

Jake Corrigan, SIOR
jcorrigan@sansonegroup.com



FOR SUBLEASE | OFFICE/WAREHOUSE

2081 CORPORATE 44

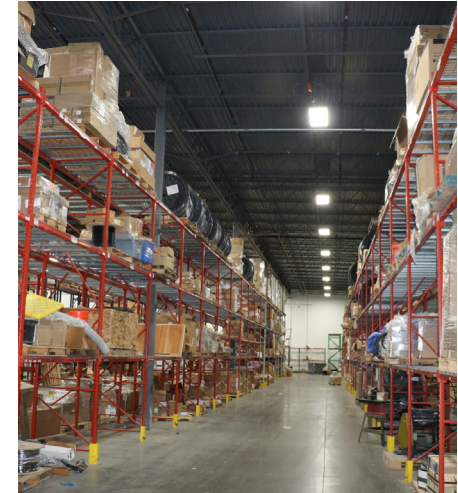
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Features:

- 48,440 SF Warehouse with approximately 30% Office
- 1.3 Acres of Fenced IOS Available
- 2 Dock Doors & 1 Drive-In
- 38' x 40' Column Spacing
- 27' Clear Ceiling Height
- ESFR Sprinkler System
- LED Lighting
- Direct Access to I-44 & I-270
- Extremely Desirable Fenton Location
- Term through 4/30/2031
- **Contact Broker for Pricing**



CLICK TO VIEW
VIRTUAL TOUR



314.727.6664

SANSONEGROUP.COM

120 S. Central Ave. | Ste. 500 | St. Louis, MO 63105

The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

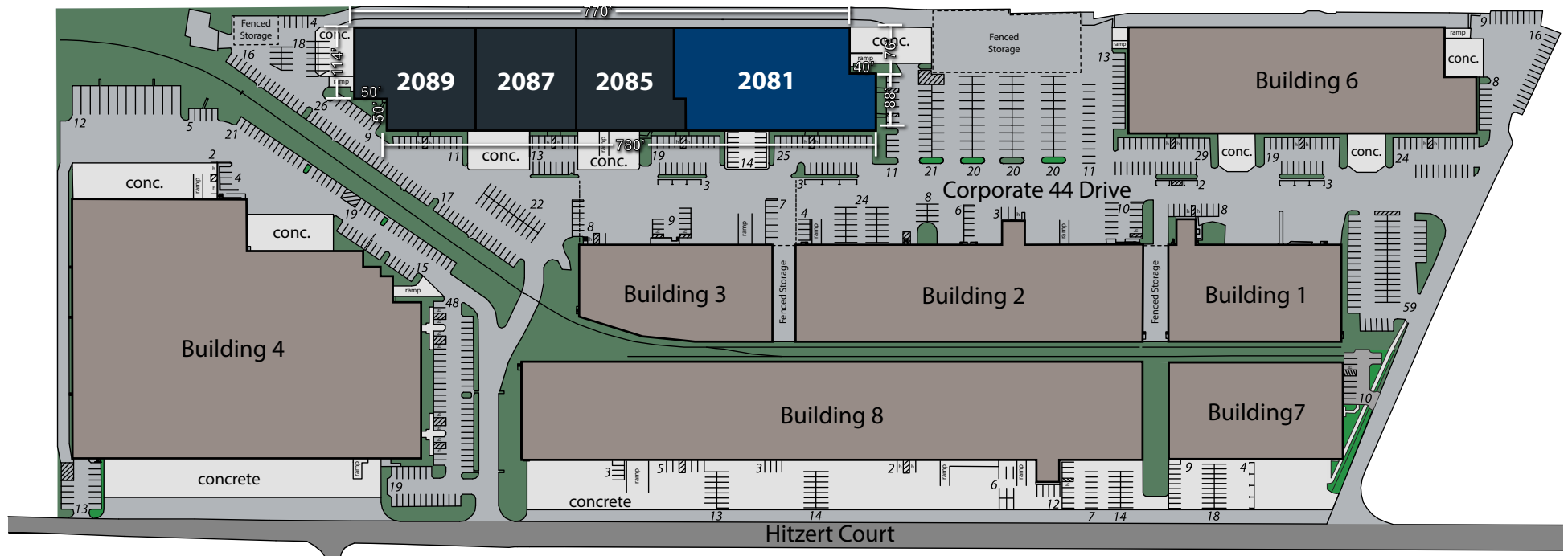
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