



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



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



# CASSENS INDUSTRIAL PARK

Building A, 5-49 Cassens Ct. | Fenton, MO 63026



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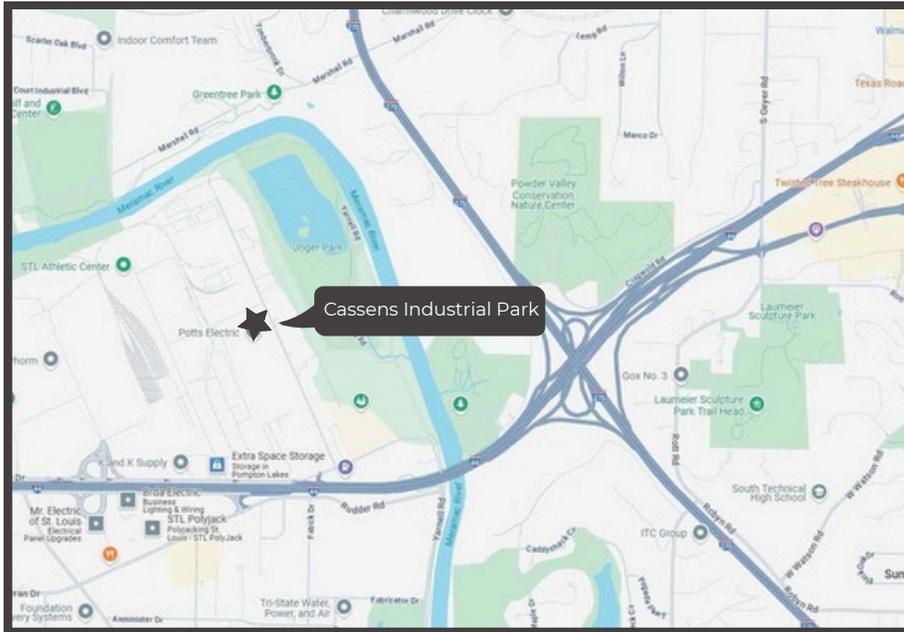
[MAP](#)

## 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	105,152 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
A	25	Flex	4,221

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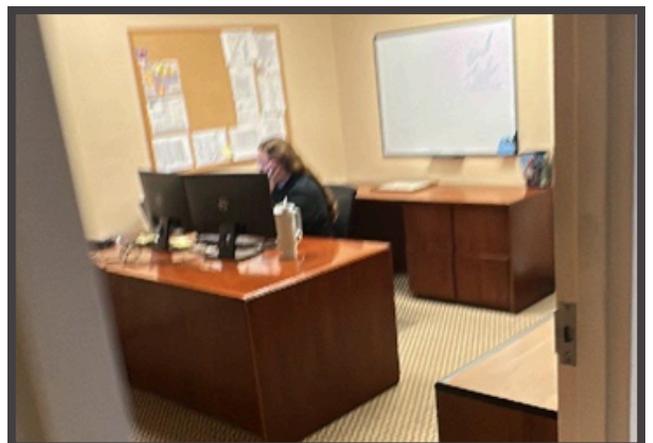
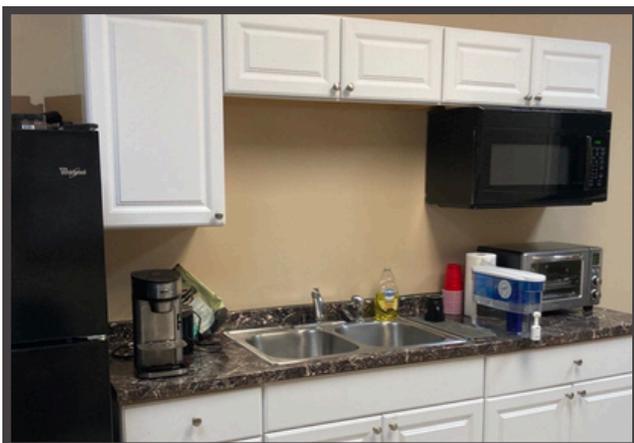
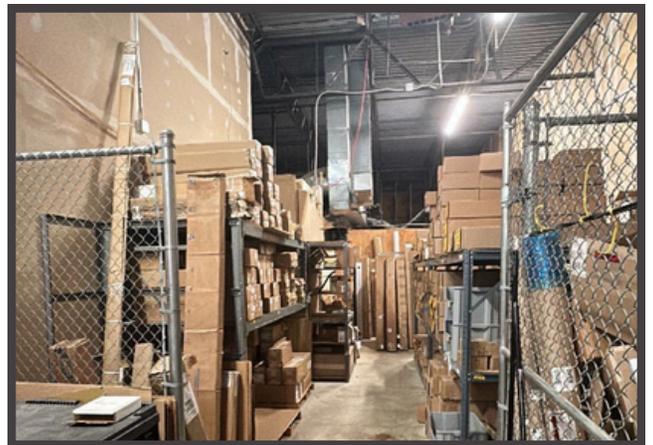
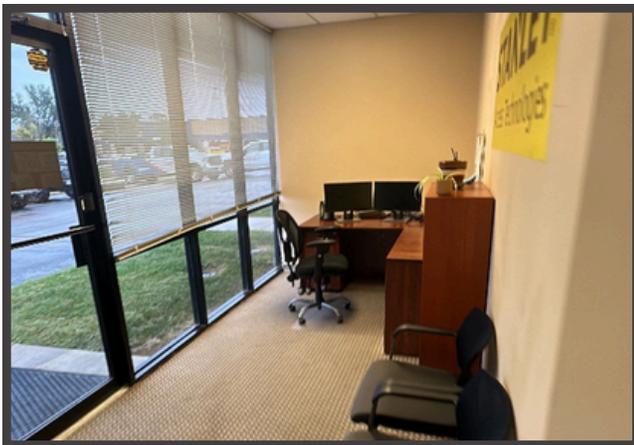
## BUILDING A HIGHLIGHTS

- Parking Ratio of 2:1,000
- 16' clear ceiling heights
- 32' x 32' Column Spacing
- Wet Sprinklered
- Immediate access to I-44 & I-270



### Bay 25 - Amenities & Features

- **Available December 1, 2026**
- FOR LEASE:
- Size: 4,221± SF
  - 2,000± SF of Office Space
- One Truck Dock
- **Starting Lease Rate: \$12.00/SF NNN**



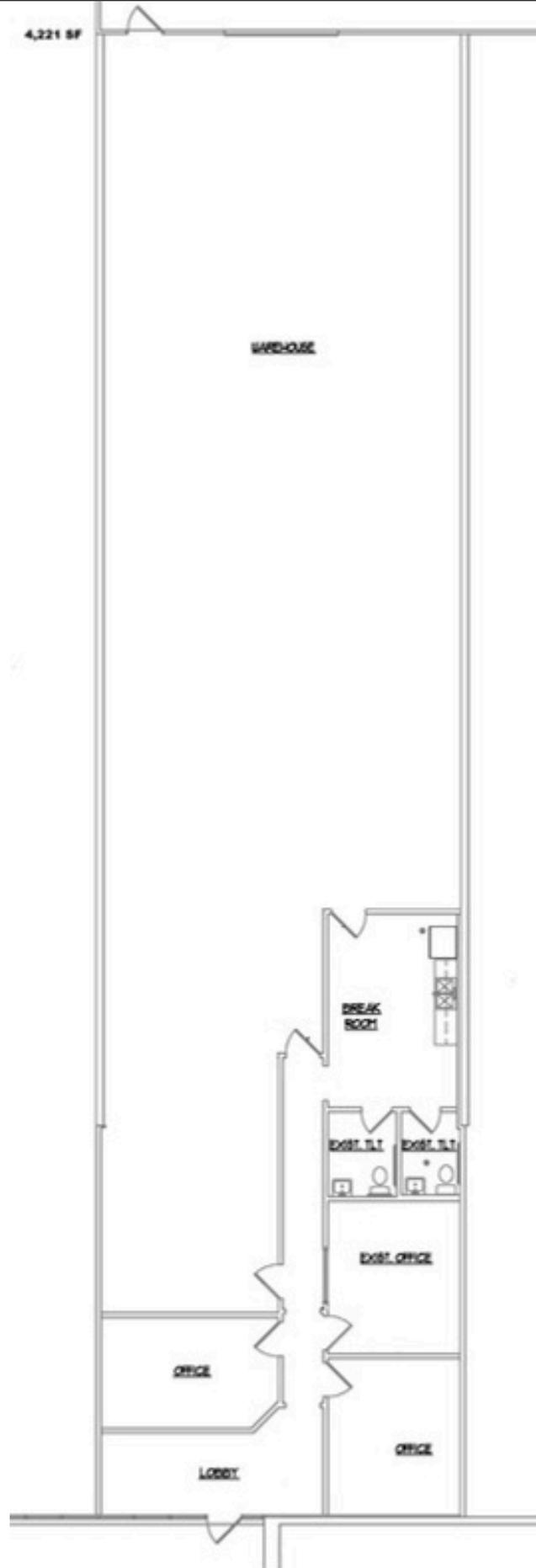
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## BAY 25





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