

# INDUSTRIAL PROPERTY AVAILABLE

FOR SALE

405 Biltmore Dr  
Fenton, MO 63026



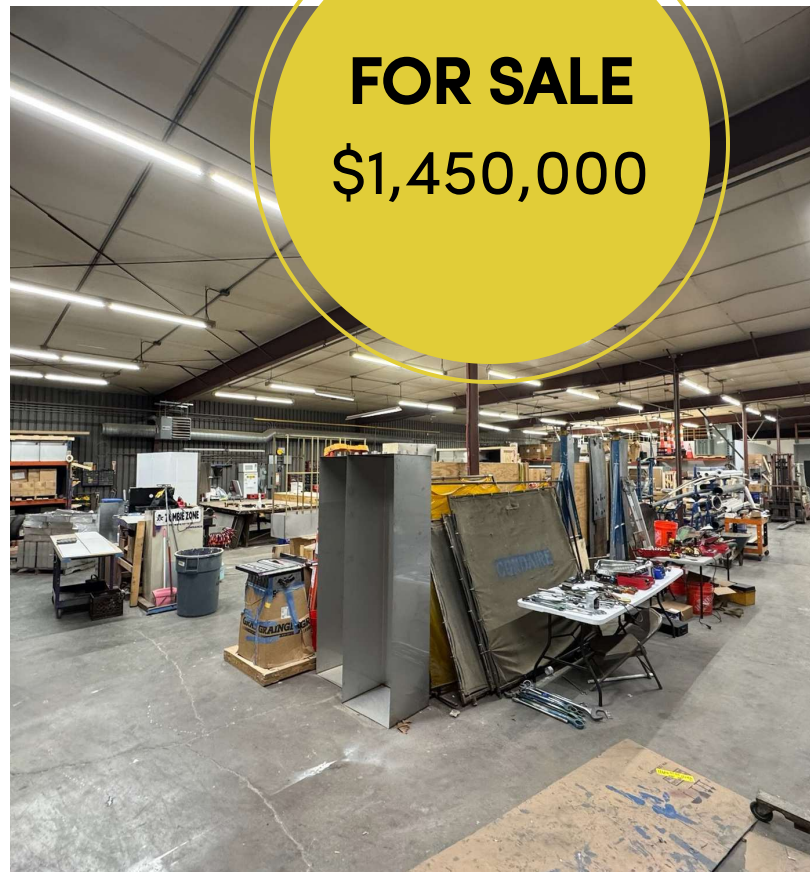
# PROPERTY FEATURES



- Single building comprising of 11,667 SF on  $\pm$  0.83 acre site
- 1 dock & 1 drive-in, 14'-15' clear height, with side lot
- Contains 3,000 SF of recently remodeled office space
- 3-Phase Power



- Close proximity to Hwy-30, MO-141, and I-270
- Zoned Industrial - CC2 (Non-planned Community Commercial)



**FOR SALE**  
**\$1,450,000**



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