
FOR Sale or LEASE: 29,438+/- square feet on 2.07 acres
High Quality Office/Warehouse & Service Center
One Block South of I-44 at Larkin Williams Road

950-970 Bolger Court, Fenton (St. Louis County), MO 63026



- ◆ **Two Suites: One Currently rented through 10/31/2028 (20,689 SF), One Month to Month (8,749 SF). Both have 70% to 75% Interior Finish, docks and drive-in.**
- ◆ **Total Building: 29,438 SF. Heavy interior finish, docks and drive-in doors**
- ◆ **Both Suites have Double Restrooms, Kitchenettes, Rear Warehouses w/ Docks**
- ◆ **Mostly-Climate-Controlled (heated and cooled)**
- ◆ **Large exterior glass line, heavy parking**
- ◆ **Premium Office Finishes**
- ◆ **Good Cash Flow, Ideal for Owner-Occupant**

JEFF JOHNSON (BROKER & REALTOR)

(636) 305-0600 or (314) 422-3695 cell & text



JOHNSON COMMERCIAL ★ ★ ★

Real Estate & Advisory Services

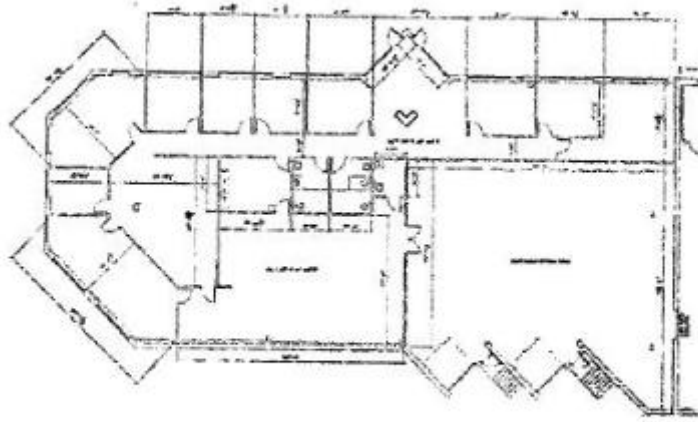
Man Offices: 1744 Gilsinn, Fenton (St. Louis), MO 63026

Commercial Real Estate Brokerage, Property Management, Real Estate Appraisal & Consulting
Ad Valorem Tax Appeal Services & Qualified Litigation Expert Witness

INTERIOR FLOOR PLAN

, WESTERN RENTAL SUITE ONLY 8,749 SF

Front (North)



Rear (South) Side

TOTAL BUILDING PLAN (HAS BEEN MODIFIED BACK IN 2019)

OFFICE SF:	5,657
<u>WAREHOUSE SF:</u>	<u>14,943</u>
TOTAL SF:	20,600

