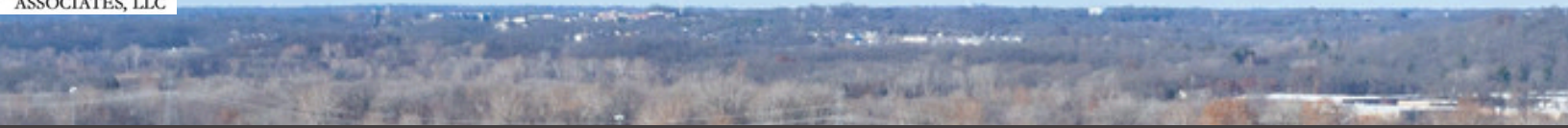




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# FENTON INDUSTRIAL PARK

Building D, 2275 Cassens Drive | Fenton, MO 63026



[HOME](#)

[HIGHLIGHTS](#)

[AVAILABILITY](#)

[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.

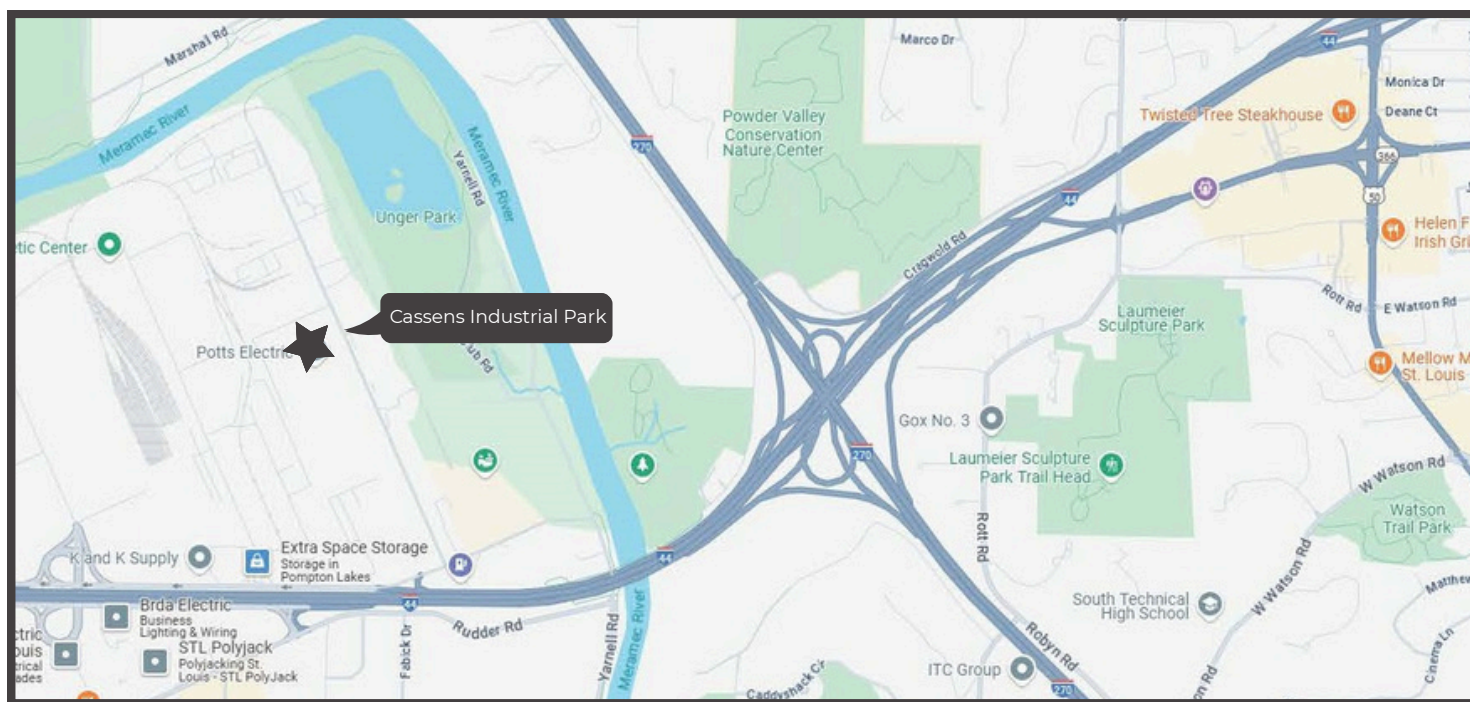
## BUILDING INFORMATION

### CASSENS AT-A-GLANCE

Net Rentable Area	369,237 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.

HOME

HIGHLIGHTS

AVAILABILITY

MAP

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SPACE AVAILABLE

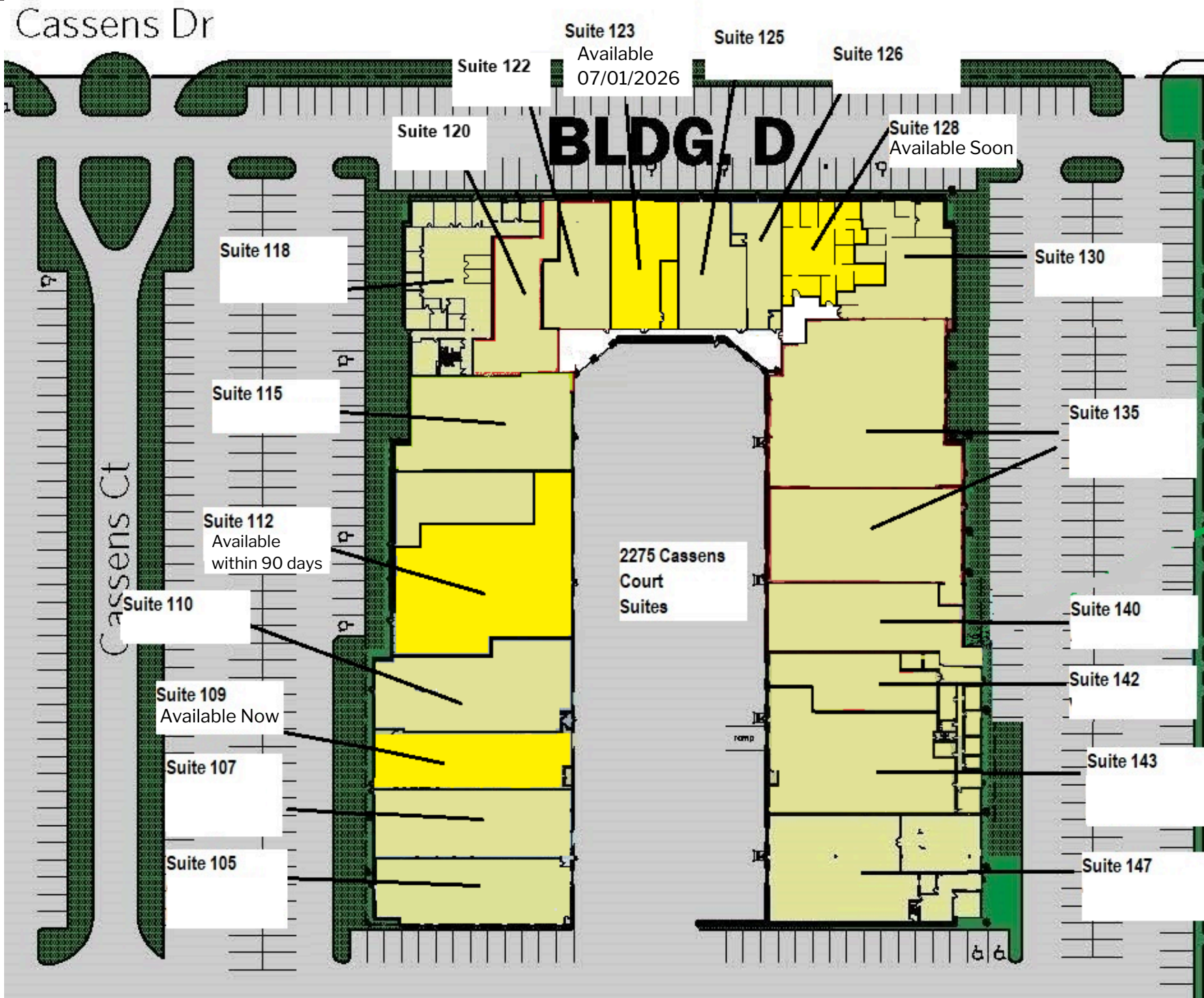
BAY	TYPE	SQUARE FEET
109	Flex	4,548
112	Flex	9,435
123	Flex	3,200

HOME

HIGHLIGHTS

AVAILABILITY

MAP



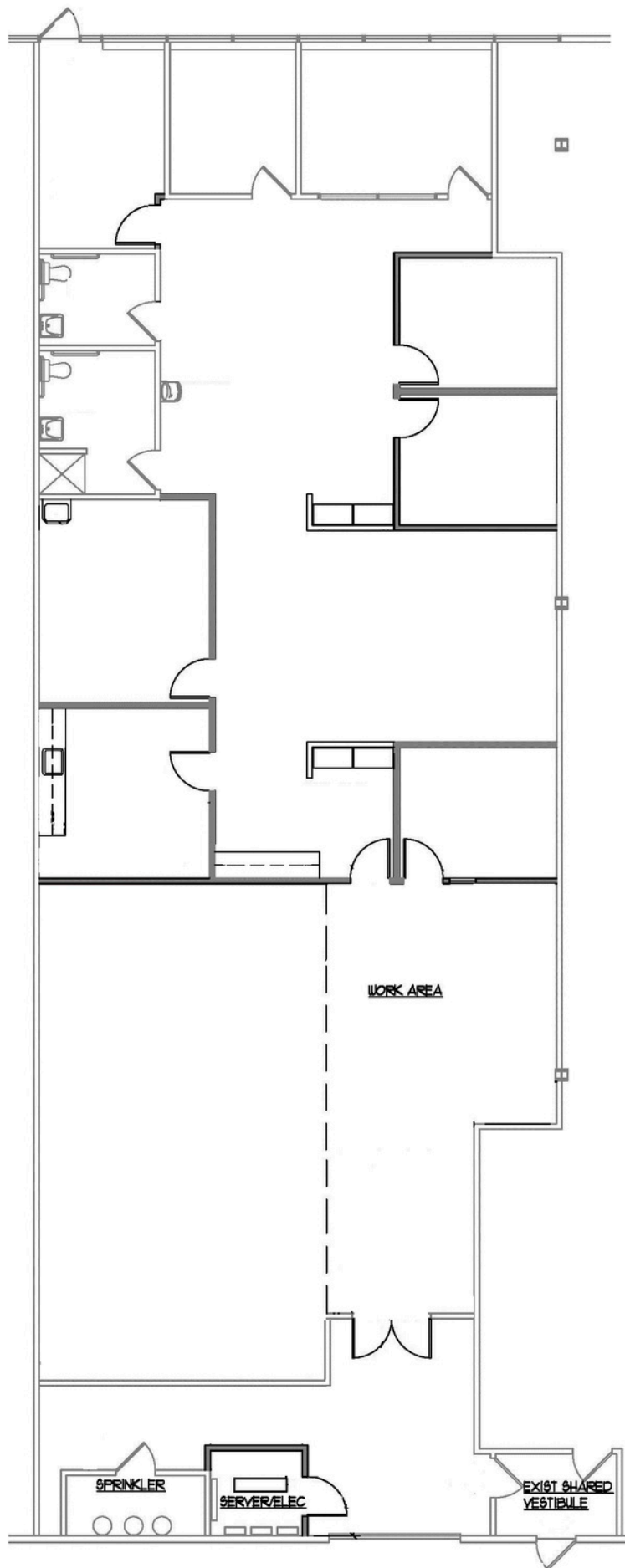
## BUILDING D HIGHLIGHTS

- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270

## Bay 109 - Amenities & Features

- **Available For Lease:** Office / Flex / Lab Space
- Located on the North side of Building D
- Size: 4,548 SF
- Built-out modular lab space with plumbing may remain if needed
- 95% air conditioned space
- Large parking field in front of premises
- 1 Drive-in Door
- **Starting Lease Rate: \$10.00/SF NNN**





## BAY 109

[HOME](#)

[HIGHLIGHTS](#)

[AVAILABILITY](#)

[MAP](#)

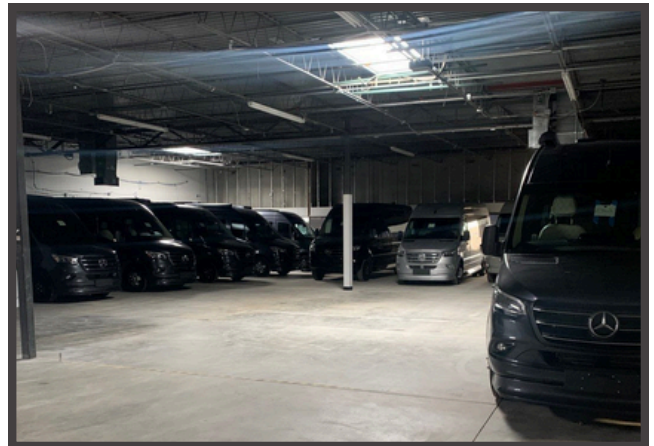
## BUILDING D HIGHLIGHTS

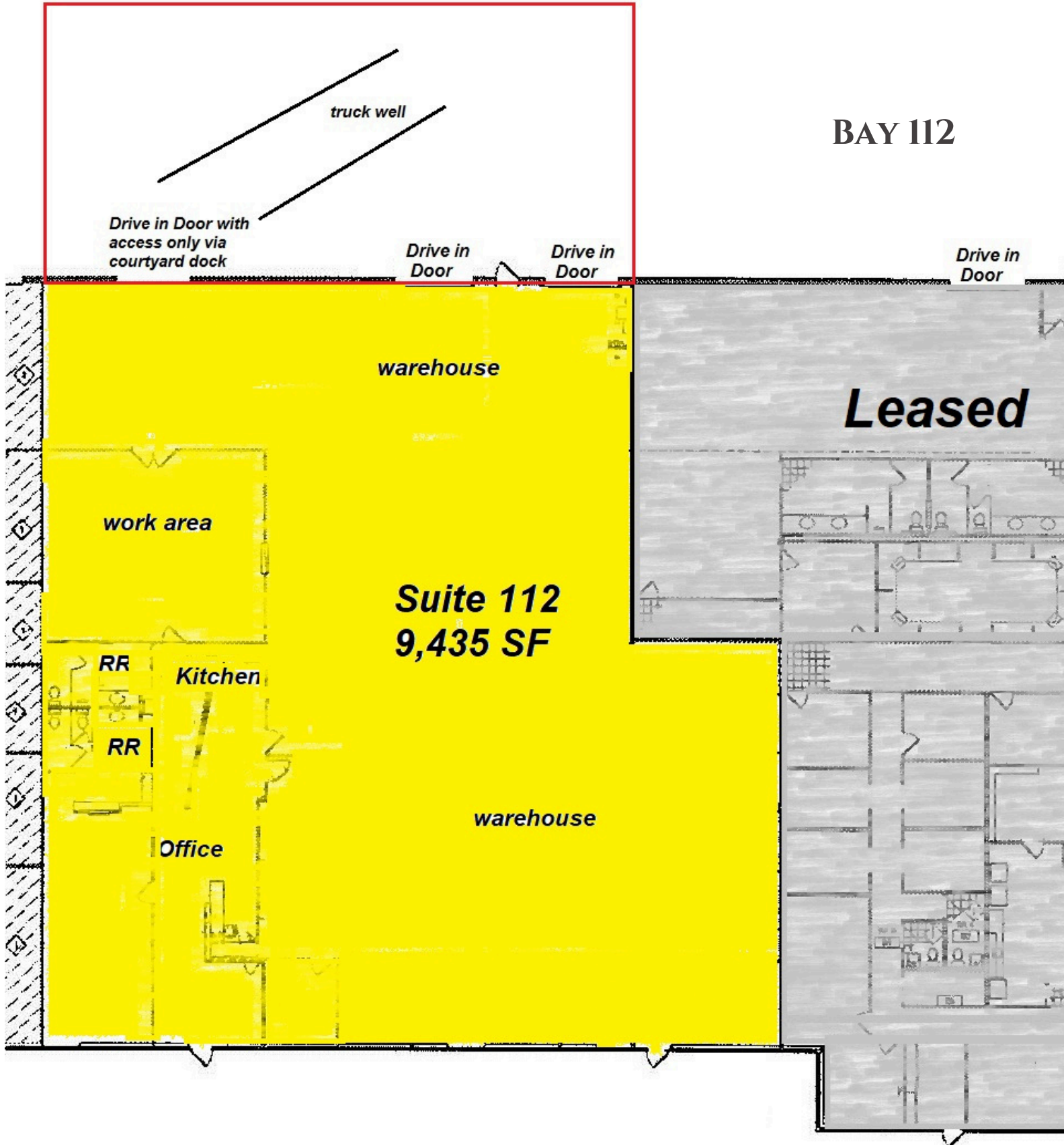
- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270



## Bay 112 - Amenities & Features

- **Available Within 90 Days**
  - For Lease: Office / Warehouse Space
- Located on the North side of Building D
- Size: 9,435 SF
- 2 Drive-in Doors
- 1 Truck Dock Well
- Large parking field in front of premises
- **Starting Lease Rate: \$10.25/SF NNN**





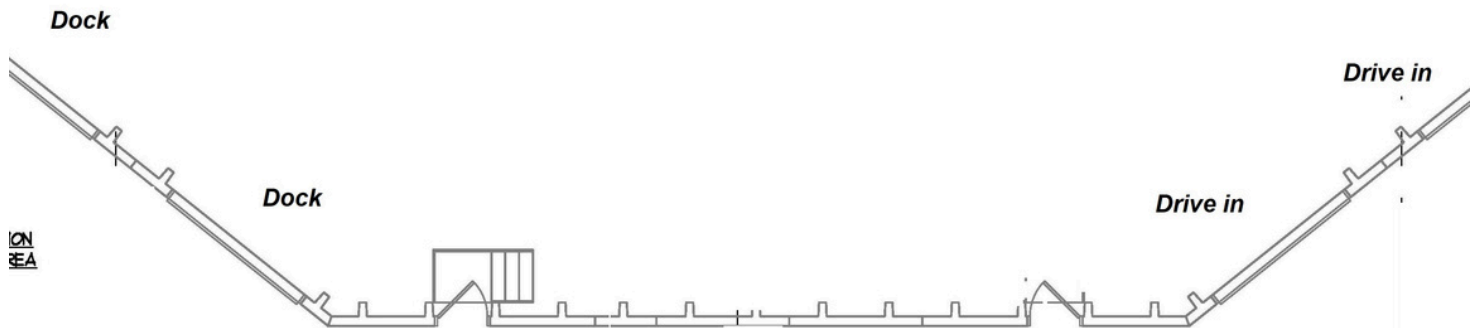
## BUILDING D HIGHLIGHTS

- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270

## Bay 123 - Amenities & Features

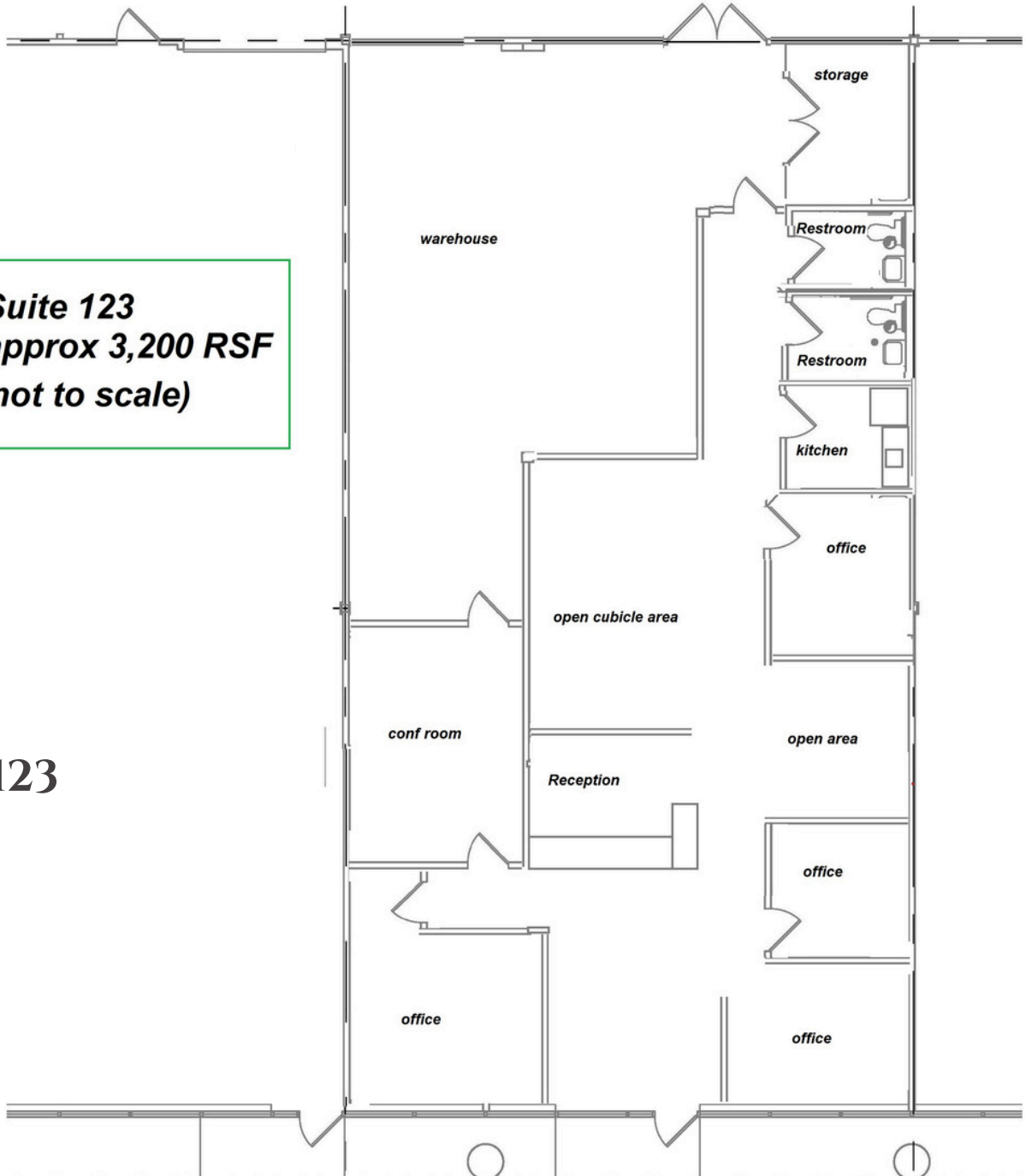
- **Available For Lease:** Office / Flex Space
- Located with Cassens Drive frontage on the East side of Building D with ample parking
- Size: 3,200 +/- RSF with approx 80% finished
- Accepts 53' Delivery
- Direct access to two common area docks and drive ins
- **Starting Lease Rate: \$10.00/SF NNN**





Common hall for common docks and drive ins

**Suite 123**  
**approx 3,200 RSF**  
**(not to scale)**



**BAY 123**



HOME

HIGHLIGHTS

AVAILABILITY

MAP