

For Lease

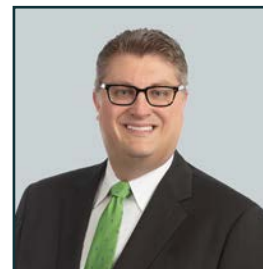
415 Axminister Drive

Fenton, MO 63026

168,427 SF Available



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

For Lease

415 Axminster Drive

Fenton, MO 63026

Lease Rate | \$6.95/SF, NNN



PROPERTY HIGHLIGHTS

| | |
|-----------------|--|
| Total Building | 250,500 SF |
| Total Available | 168,427 SF |
| Office Area | ±11,074 SF |
| Dock Doors | 26 |
| Drive-in | 1 |
| Column Spacing | 40' x 40' with 60' x 40' speedbay |
| Sprinkler | ESFR |
| Electrical | 277/480-volt, 3-phase service 600A |
| Clear Height | 26' |
| Parking | Large parking field suitable for cars and trailers |
| Lease Rate | \$6.95 / SF, NNN |



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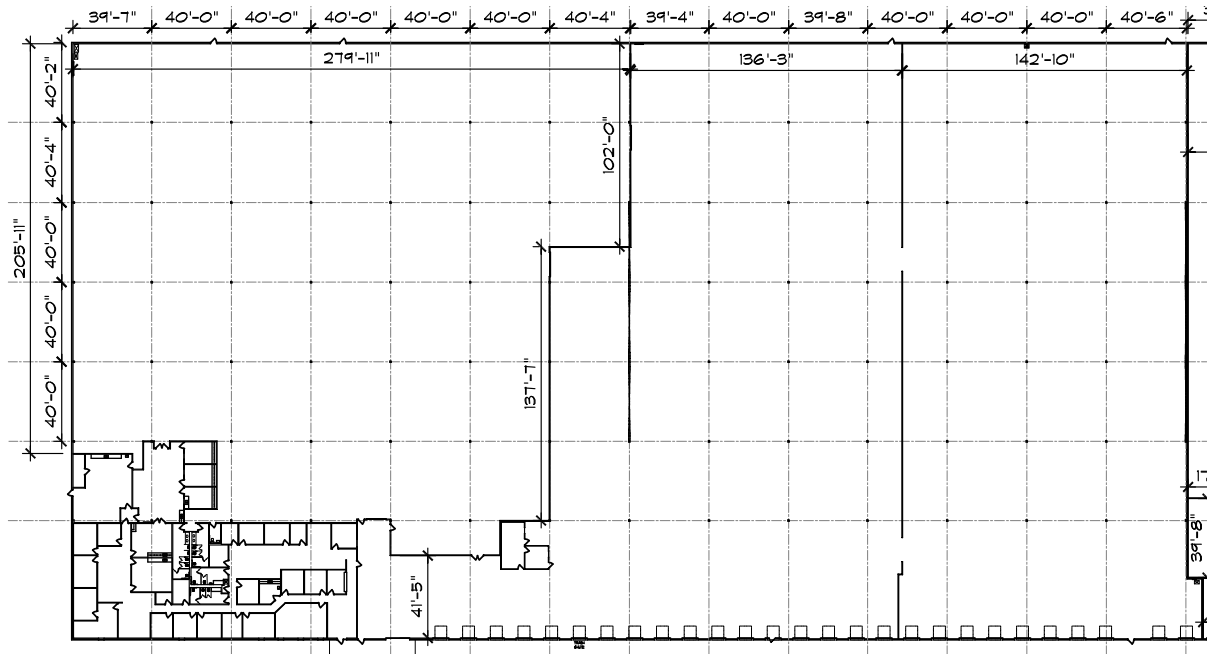
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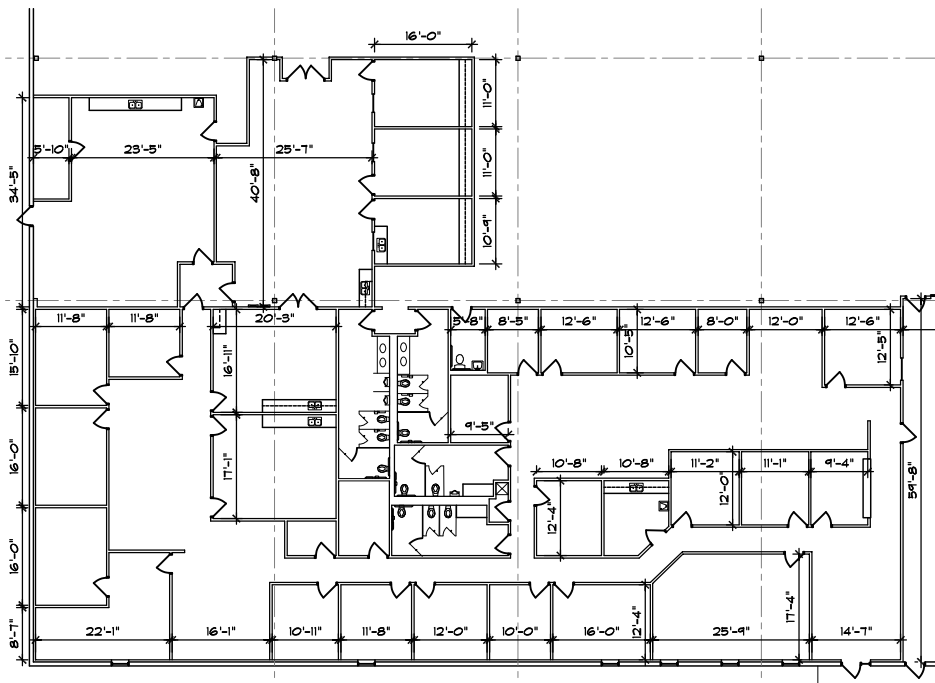
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Floor Plans



Overall Plan



Office Plan

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LOCATION:

- Located in the heart of Fenton
- Strategically located off I-44 with convenient access to I-270, I-55 and Route 141



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