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CASSENS INDUSTRIAL PARK

Building D, 2275 Cassens Ct. | Fenton, MO 63026



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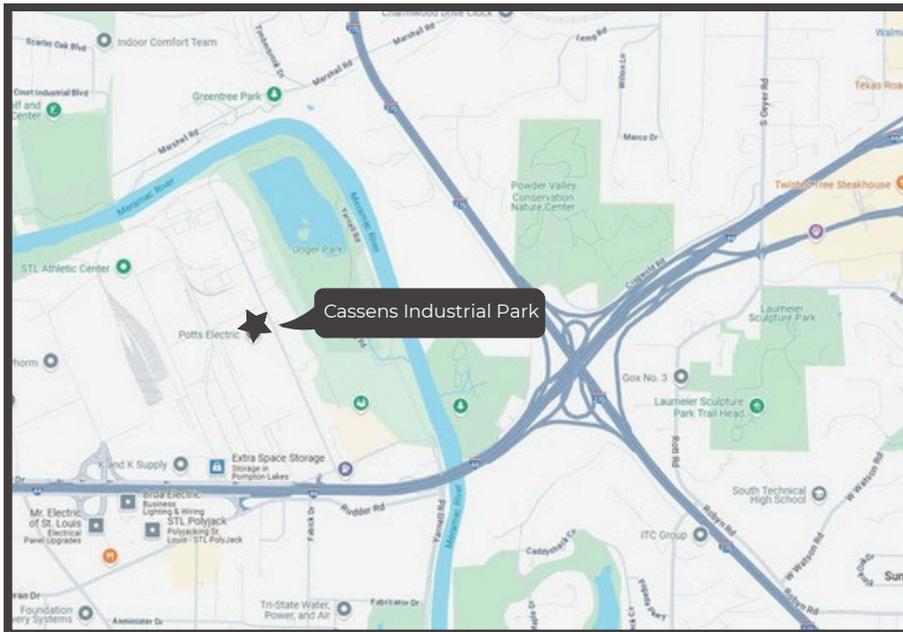
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PROPERTY HIGHLIGHTS

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.

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SPACE AVAILABLE

| BUILDING | BAY | TYPE | SQUARE FEET |
|----------|-----|------|-------------|
| D | 109 | Flex | 4,548 |

BUILDING D HIGHLIGHTS

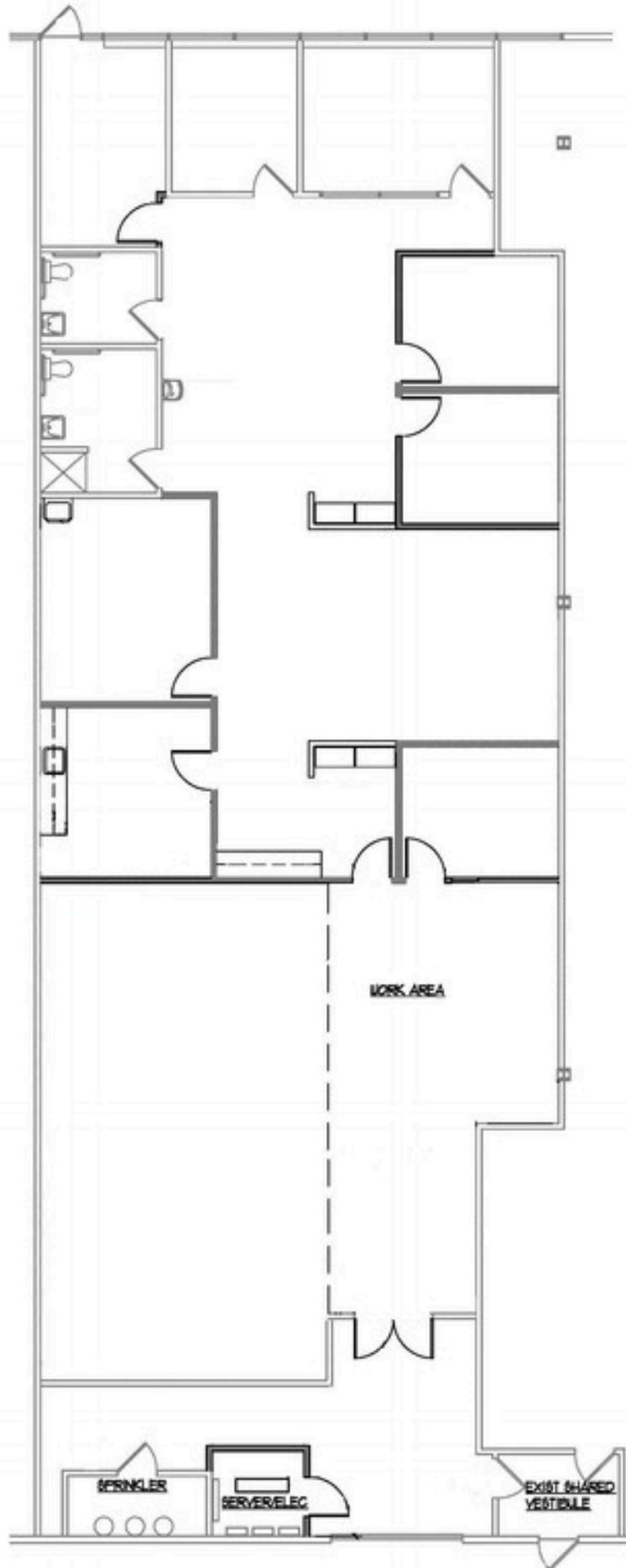
- Parking Ratio of 2:1,000
- 13'6" clear
- 32' x 32' Column Spacing
- Wet Sprinklered
- Faces Cassens Drive
- Immediate access to I-44 & I-270



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

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BUILDING A

BUILDING D

BUILDING C

BUILDING B

HOME

HIGHLIGHTS

AVAILABILITY

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