



FOR LEASE

62 Soccer Park Road

Fenton, MO 63026

Lease Rate:

\$11.95 PSF, NNN

CONTACT US

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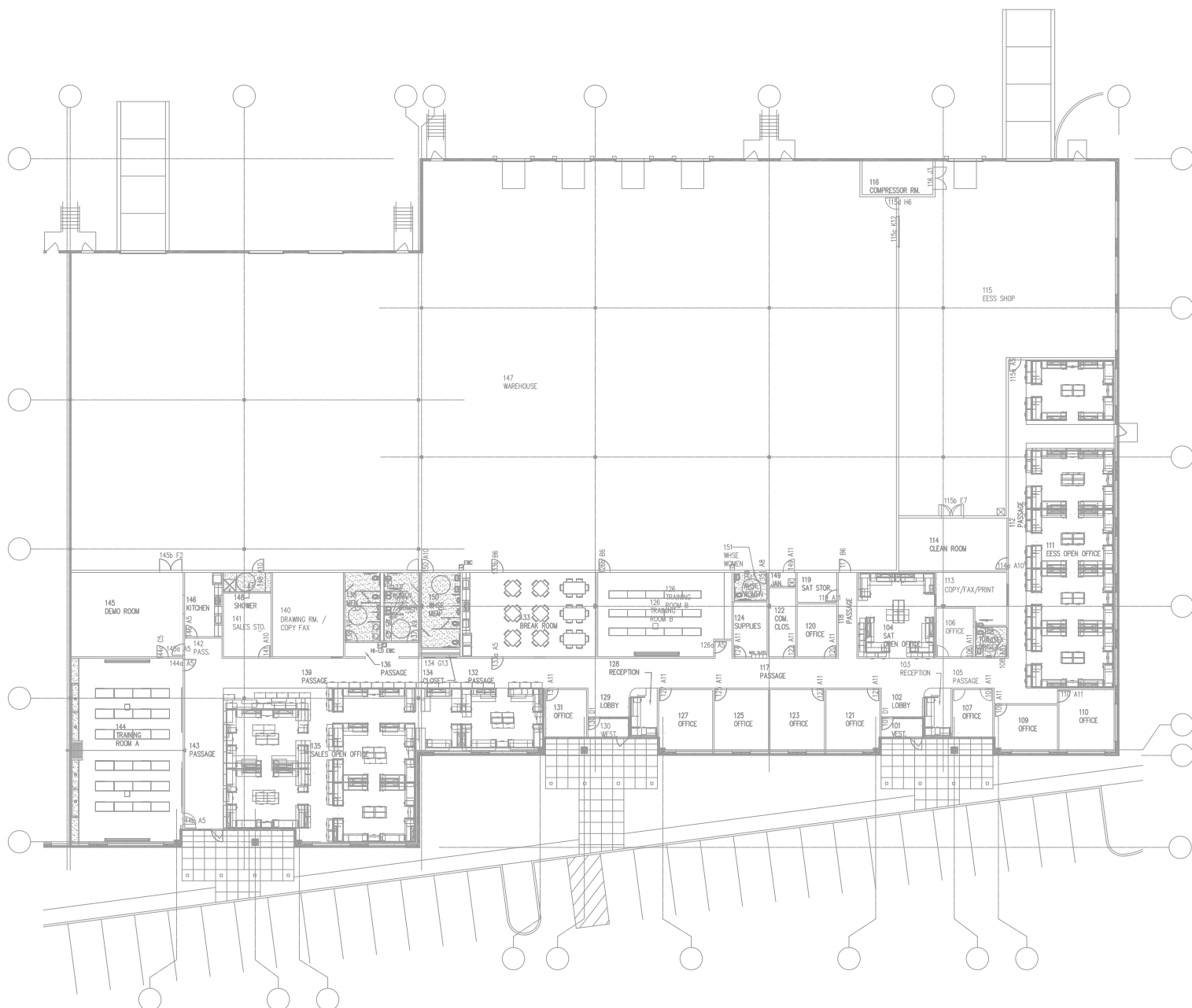
101 South Hanley Road
Suite 1400
St. Louis, MO 63105
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Class A Flex / Warehouse Space Available at Pointe Fenton

Highlights

- 44,592 SF available for lease
- Flexible options; can be demised
- Approximately 25% office finish
- 24' clear ceilings
- Loading: Seven (7) dock-high loading docks; two (2) drive-in doors
- Building signage available with superior highway visibility from I-44
- Great access to I-44 and I-270

FLOOR PLAN



SPACE HIGHLIGHTS



**Ten
Private Offices**



**Two
Training Rooms**



**Full Kitchen
and Breakroom**



**Dedicated
Clean Room**

LOCATION



Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Mile	3,228	1,234	\$167,226	487	15,433
3 Miles	47,583	19,574	\$141,166	2,138	44,212
5 Miles	144,921	58,610	\$152,468	6,615	107,121

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