

# FOR LEASE

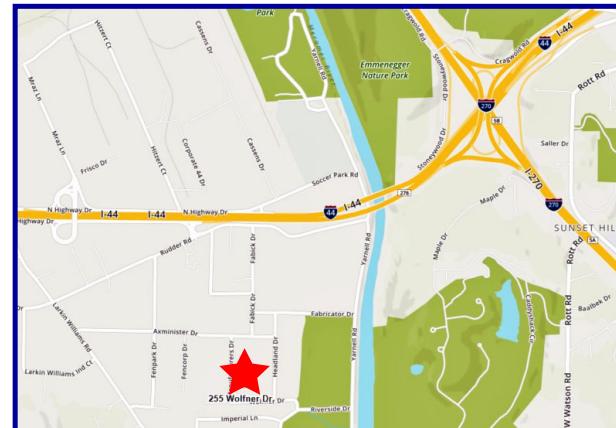


**265 Wolfner Drive  
Fenton, MO 63026**

## Property Highlights:

- **3,250 SF office/warehouse bay**  
*SEE FLOOR PLAN ON REVERSE SIDE*
- **14'9" clear warehouse ceiling height**
- **One (1) ramped drive-in**
- **Abundant parking**
- **Building signage available**
- **Easy access to I-44, I-270 and Highway 141**
- **Conveniently located in Fenton Industrial area, close to banking, restaurants, lodging and recreational facilities**
- **Available January 1, 2026**

**FOR LEASE:  
\$9.85 psf,  
modified gross**



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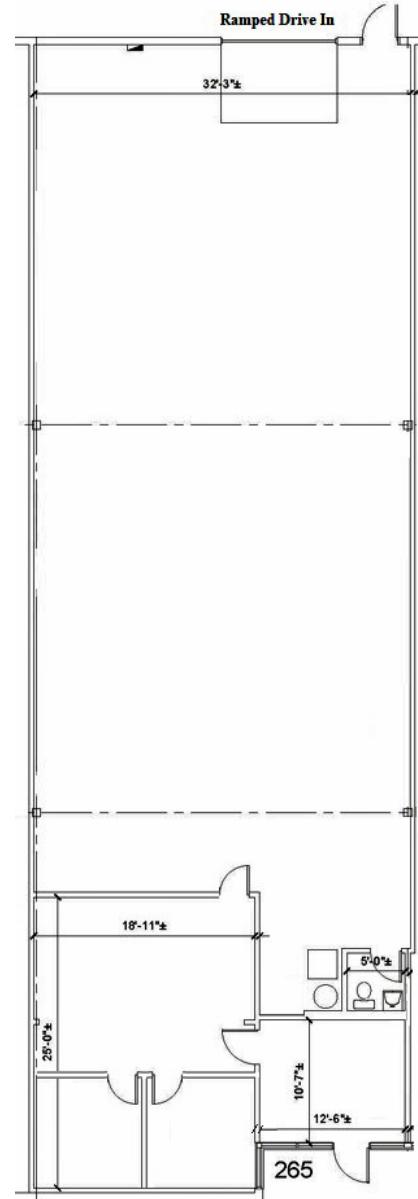
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**265 Wolfner Drive**  
**±3,250 Sq. Ft.**



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