

FOR LEASE

**1686 Larkin Williams Road
Fenton, MO 63026**



Property Highlights:

- **8,480 SF office/warehouse**
SEE FLOOR PLAN ON REVERSE SIDE
- **15'+ warehouse ceiling heights**
- **One (1) dock door**
- **One (1) 12'x12' ramped drive-in door**
- **Fully air-conditioned warehouse**
- **3-phase, 400-amp electric service**
- **Abundant parking**
- **Building signage available**
- **Highly visible space at the southwest corner of Larkin Williams and Rudder Roads**
- **Easy access to I-44, I-270 and Highway 141**
- **Conveniently located in Fenton Industrial area, close to banking, restaurants, lodging and recreational facilities**

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

For more information, call
(314) 862-3000

Dan J. Johnson (ext. 2)
danj@j-group.com

or

Sheldon Johnson, SIOR (ext. 6)
shell@j-group.com

**Johnson
Group**

1714 Deer Tracks Trail, Suite 100
St. Louis, Missouri 63131
(314) 862-3000
www.j-group.com



Information contained herein has been obtained from the owner of the property or from other sources deemed reliable; however, Broker does not guarantee the accuracy or completeness of this information. Broker cannot guarantee the suitability of these premises for the ultimate lessee's intended use or investment nor does Broker make any representation as to the environmental or other condition of the property and recommends that prospective lessee investigate fully. All properties are subject to prior sale, lease, change or withdrawal. Neither listing broker(s) nor Johnson Group shall be responsible for any typographical errors, misinformation, or misprints and shall be held totally harmless.

**1686 Larkin Williams Road
±8,480 Sq. Ft.**

