

FOR LEASE

3896 Fountain Lakes Pkwy, St. Charles, MO, 63301



PROPERTY SUMMARY

WAREHOUSE / OFFICE

- 2.95 ac Lot
- 10,725 sf
- 1,600 sf Office
- 24 ft Clear Height
- Two (2) Drive-In Doors
- Two (2) Dock Doors with Dock Levelers
- Sprinkler (wet)
- 400 AMP Each Side
- Zoned for Light Industrial
- Two Bathrooms
- **LEASE RATE: \$10.00 psf NNN**

DIRECTIONS

Hwy 370 to New Town Blvd. New Town Blvd to Fountain Lakes Blvd, turn left, turn right onto Fountain Lakes Parkway East.



Listing Agent **Trevor Shockley**



Cell **314-280-5037**



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501 First Capital Dr. Suite 5,
St. Charles MO 63301

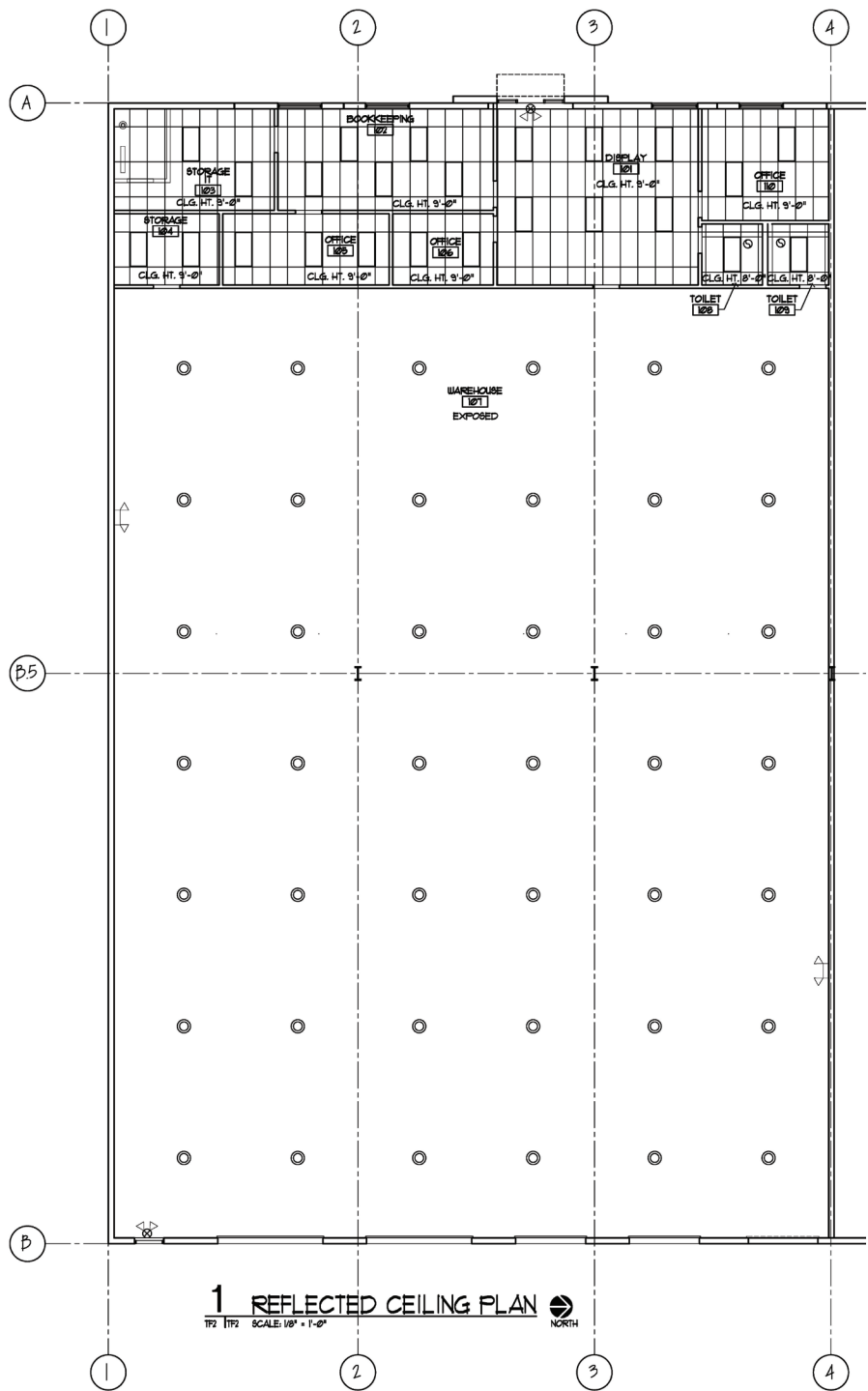


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FLOOR PLAN



SITE PLAN

