



OFFICE/FLEX/MEDICAL FOR LEASE

**250 LARKIN WILLIAMS INDUSTRIAL CT.**

FENTON, MO 63026

H I L A N D  
C O M M E R C I A L



## FLEX SPACE

2,800 SF up to 6,000 SF Warehouse Available

5,438 SF - 8,638 SF Office Available



### CONTACT INFORMATION

**PAM HINDS**

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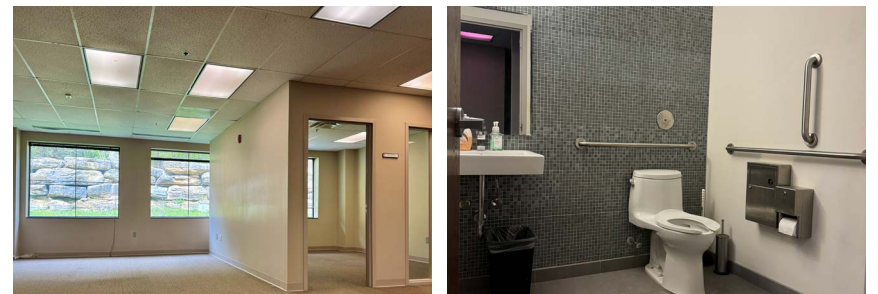
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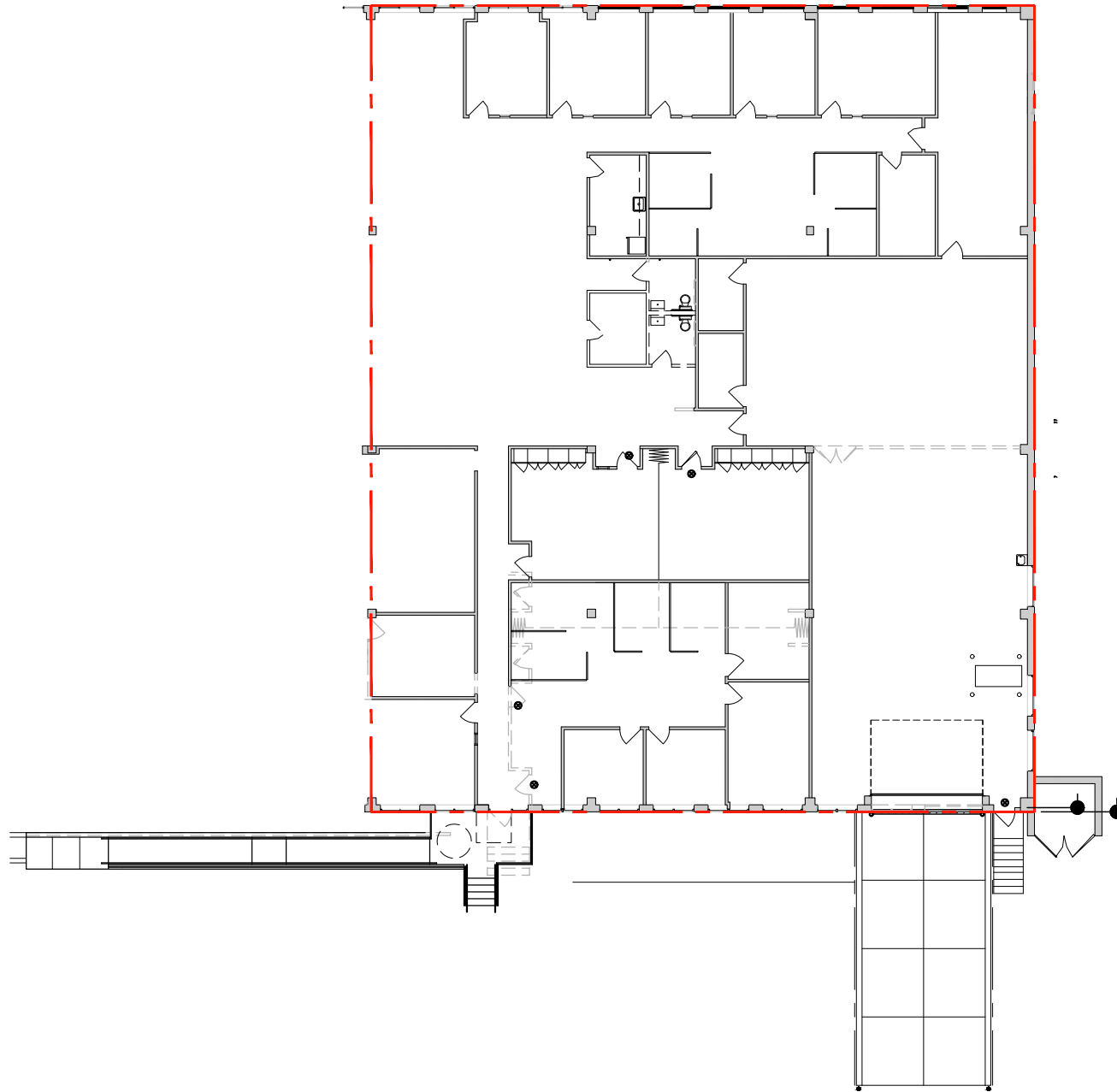


## PROPERTY HIGHLIGHTS

- 11,438 SF For lease
- High image building with excellent windowline
- 100% HVAC
- 1 drive-in door
- 1200 amp, 3-phase, 4 wire 277/480 power
- Ceiling height: 11'9" to deck (warehouse portion)
- 95% office build out in place
- Abundant surface parking
- Zoned BP-3: Business Park District in the City of Fenton
- Easy Access to I-44 & I-270
- Lease Rate: \$9.95/SF, NNN



# FLOOR PLAN - EXISTING CONDITIONS





# FENTON, MO

Fenton is a city in St. Louis County, Missouri, United States, and a suburb of St. Louis County. The population was 3,989 at the 2020 census.

