

# 4,500± SF Retail/Office/Showroom Building For Sale

## 2,250± SF Available for Lease

1707 Gilsinn Lane  
Fenton, MO 63026



### For Sale or Lease

Sale Price:  
**\$999,000.00**

Lease Rate:  
**\$16.00/NNN,**  
**Plus \$5.00 Est NNN**  
(Approx. \$4,000/month for southern 2,250 SF)

#### Features:

- Move-In Ready
- All New Construction
- Premium Finishes
- Private Restroom & Kitchenette
- 18 Car Parking
- Glass on 3 Sides
- I-44 Visibility @ South Highway Dr
- Possible Sale/Lease Back or Owner will Vacate upon Closing



Contact: **Will Aschinger**  
waschinger@hillikercorp.com  
314-781-0001



Hilliker Corporation | [www.hillikercorp.com](http://www.hillikercorp.com) | 314-781-0001  
1401 S. Brentwood Blvd. Suite 650, St. Louis, MO 63144

Information is from appropriate sources but is not guaranteed. No representation is made to environmental or other conditions of property. We recommend purchaser investigate fully.

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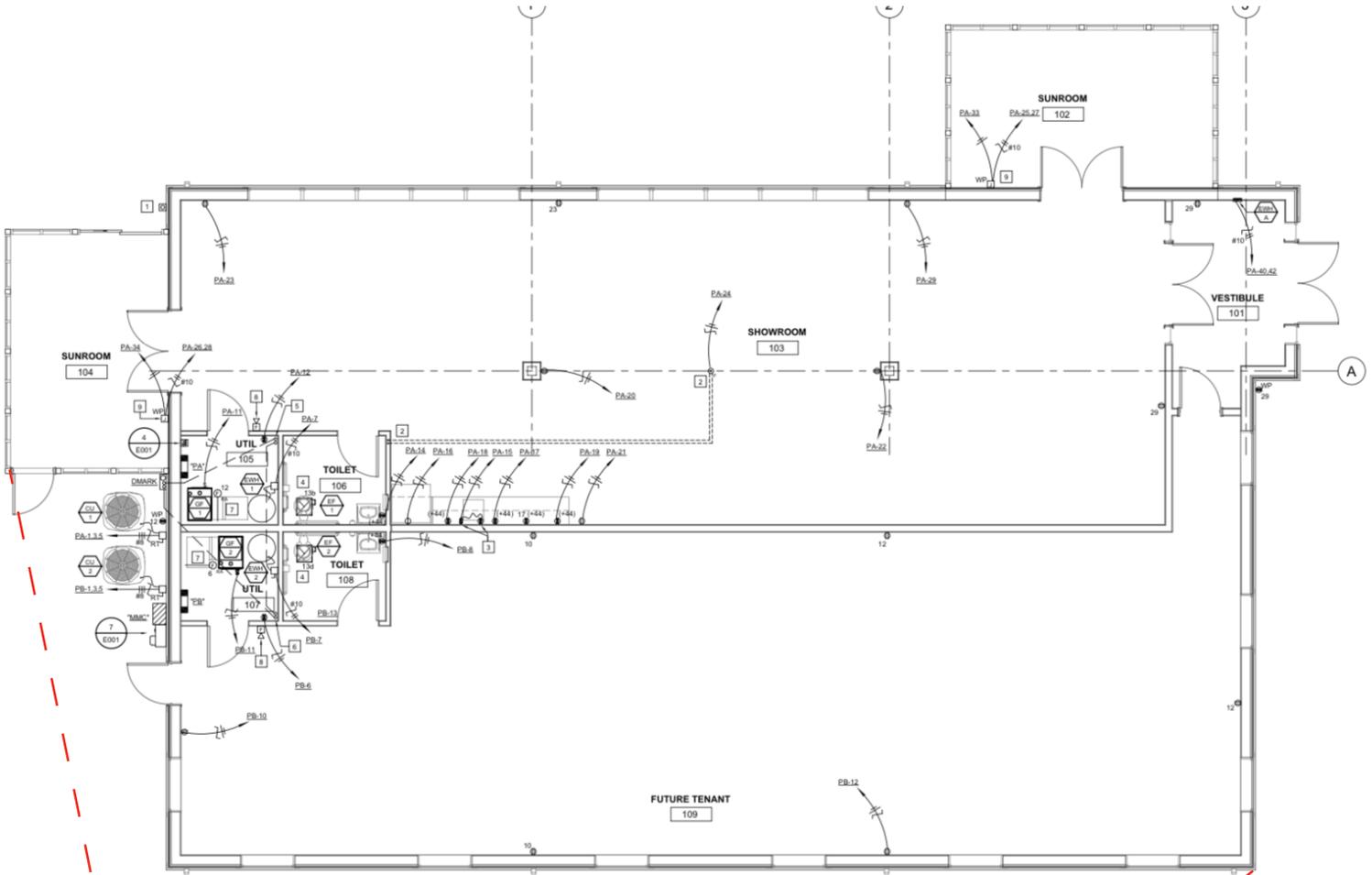
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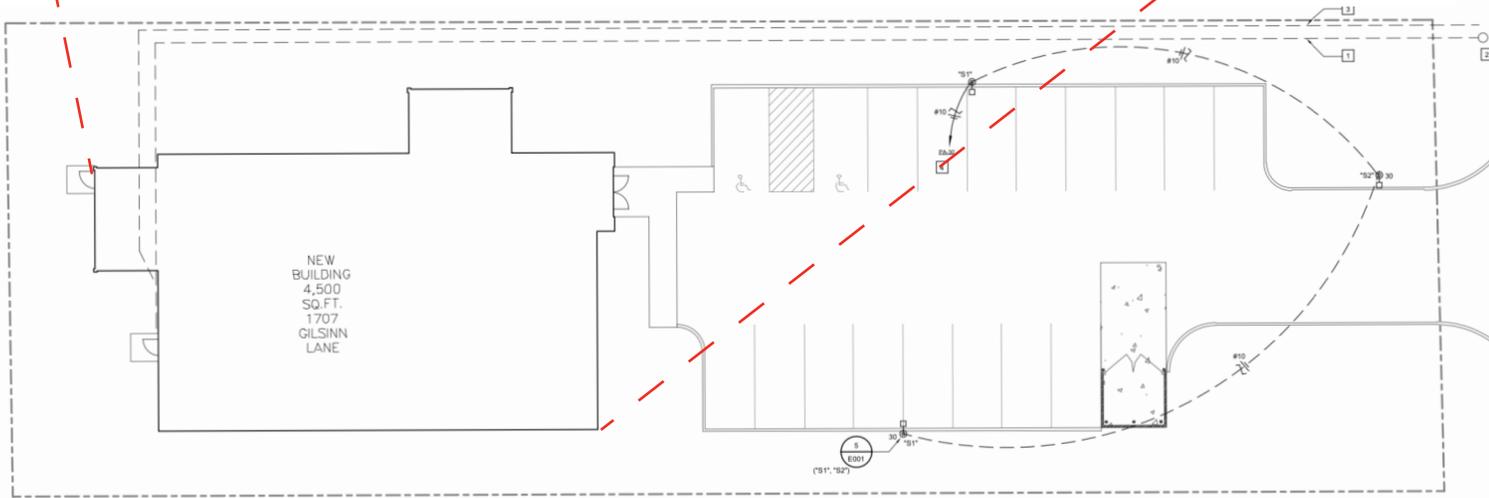
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**FLOOR PLAN - POWER & SYSTEMS**  
SCALE: 1/4" = 1'-0"



**SITE PLAN - ELECTRICAL**  
SCALE: 1" = 10'-0"