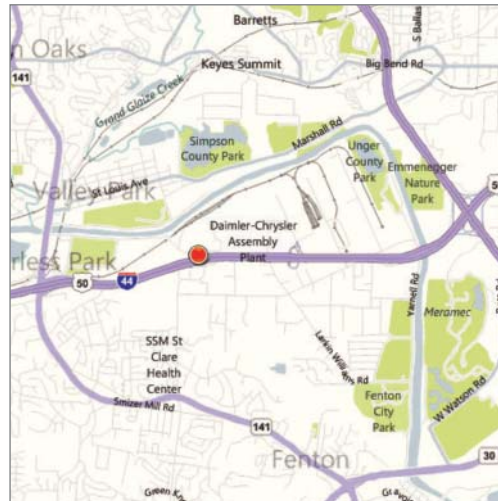


FOR LEASE

36,801-197,832 SF Warehouse / Mfg

1295 N. Highway Dr at Bowles & I-44 exit, Fenton MO 63026



Property Highlights

- Located at Bowles Ave exit off I-44
- Large parking area for cars/trailers
- Heavy power, fully sprinklered
- Sections may be combined or leased separately

Northwest Section:

- 36,801 SF warehouse
- 16' to 19' clear ceiling heights
- Owner will add docks
- 1 drive-in door
- 25' x 50' column spacing

North Section:

- 75,572 SF warehouse
- 22' clear ceiling height
- 7 docks (9' x 10')
- 1 drive-in door (8' x 14')
- 30' x 30' column spacing

South Section:

- 73,967 SF total
- 16' clear ceiling heights
- Air conditioned
- 10 truck docks
- 30' x 30' column spacing

Lease Rate

\$4.50 psf, Modified Gross

Central Office Section:

- 1st level: 6,983 SF
- 2nd level: 4,509 SF
- Can be allocated to either North or South Section

Lease Rate

\$10.00 psf, Modified Gross

NAIDESCO

Commercial Real Estate Services, Worldwide.

Contact

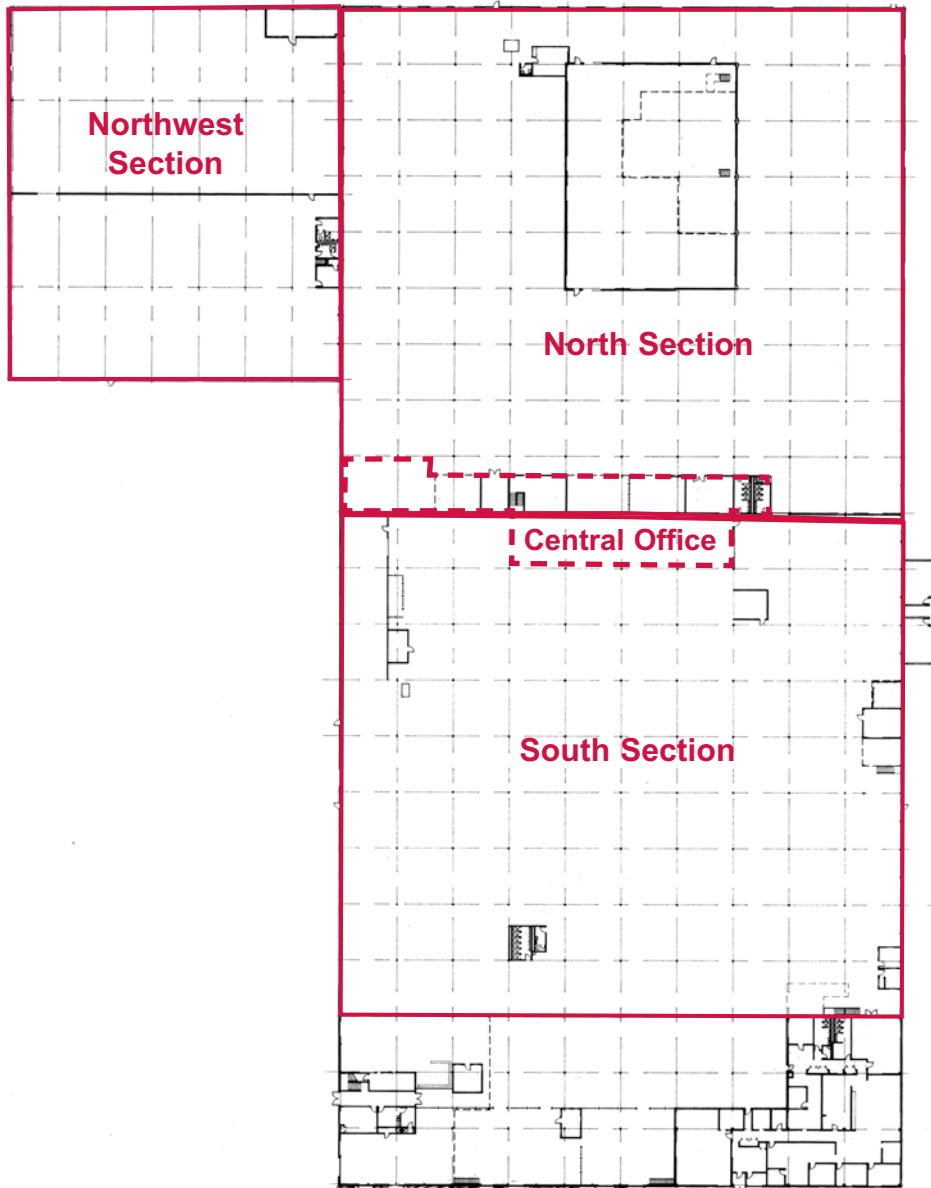
Kevin McKeon, CCIM
314 994 4287
kmckeon@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

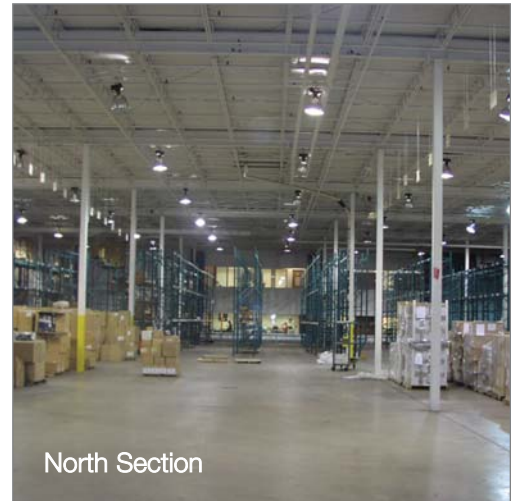
8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 Fax 314 994 4088
www.naidesco.com

FLOOR PLAN

1295 N. Highway Dr, Fenton MO 63026



Northwest Section



North Section

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