### TOTAL AVAILABLE FOR LEASE **190,350 SF** Q1 2020 DELIVERY



190 Acre Masterplanned Industrial Park | Fenton, MO 63026

# FENTON LOGISTICS PARK BLVD BUILDING 7

190,350 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING

**JON HINDS, SIOR** 

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**Representative Photo** 

#### FENTON LOGISTICS PARK | MASTER PLAN





ABOVE STANDARD AUTOMOBILE PARKING



NEWLY CONSTRUCTED, CLASS A INDUSTRIAL BUILDING WITH GENEROUS TENANT IMPROVEMENT ALLOWANCES



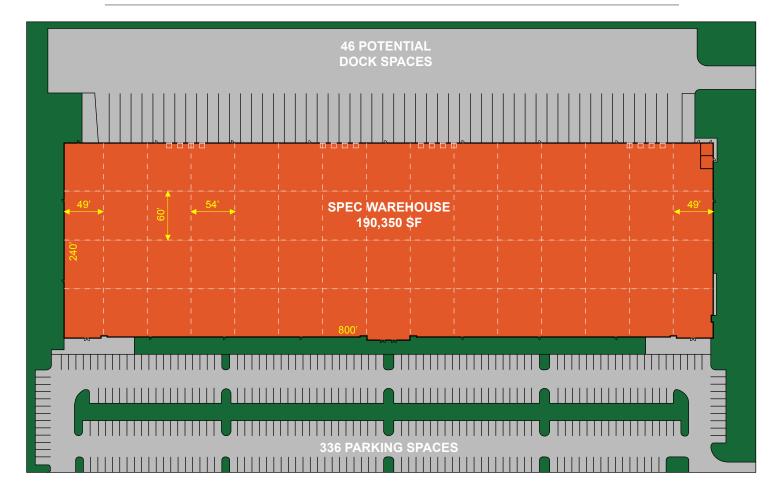
ABUNDANT LABOR CAPABLE OF SUPPORTING BUSINESS WITHIN FENTON LOGISTICS PARK



EXPERIENCED, WELL CAPITALIZED OWNERSHIP DELIVERING ON TIME AND ON BUDGET SOLUTIONS FOR TENANTS

#### FENTON LOGISTICS PARK | BUILDING 7 SPECS

Lease Rate	\$6.25 PSF NNN
Building Size	190,350 SF
Minimum Divisible	30,000 SF
<b>Building Dimensions</b>	240' X 800'
Building Configuration	Rear Loaded
Column Bay Spacing	60' X 54'
Clear Height	28'
Dock Doors	Up to 46 potential docks
Drive in Doors	2
Auto Parking	336 spaces
Truck Court	140' (60' concrete apron)
Flooring	7" non-reinforced floors
<b>Building Electrical</b>	2000 AMP electrical service (upgradeable)
Fire Protection	ESFR sprinkler system
Lighting	LED High Bay lighting to achieve 30 FC Average @ 36" AFF
Construction	Tilt-up concrete
Roof	45 mil white TPO Membrane-R-19 value



#### FENTON LOGISTICS PARK | LOCATION



### STRATEGICALLY LOCATED

along I-44 and 1 mile from I-44/270 interchange

### SITUATED ON THE SITE

of former Chrysler Corporation assembly plant

### 24-MINUTE DRIVE

to St. Louis Lambert International Airport

## 2-MINUTE DRIVE

to I-44/270 interchange

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