

TOTAL AVAILABLE FOR LEASE

190,350 SF

Q1 2020 DELIVERY



Representative Photo



**FENTON
LOGISTICS
PARK**

190 Acre Masterplanned Industrial Park | Fenton, MO 63026

FENTON LOGISTICS PARK BLVD BUILDING 7

190,350 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING

JON HINDS, SIOR
First Vice President
+ 314 655 6026
jon.hinds@cbre.com

KATIE HAYWOOD
First Vice President
+ 314 655 5838
katie.haywood@cbre.com

JOHN FRITH
Associate
+314 655 6096
john.frith@cbre.com

CBRE

**US CAPITAL
DEVELOPMENT**

FENTON LOGISTICS PARK | MASTER PLAN



ABOVE STANDARD
AUTOMOBILE PARKING



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



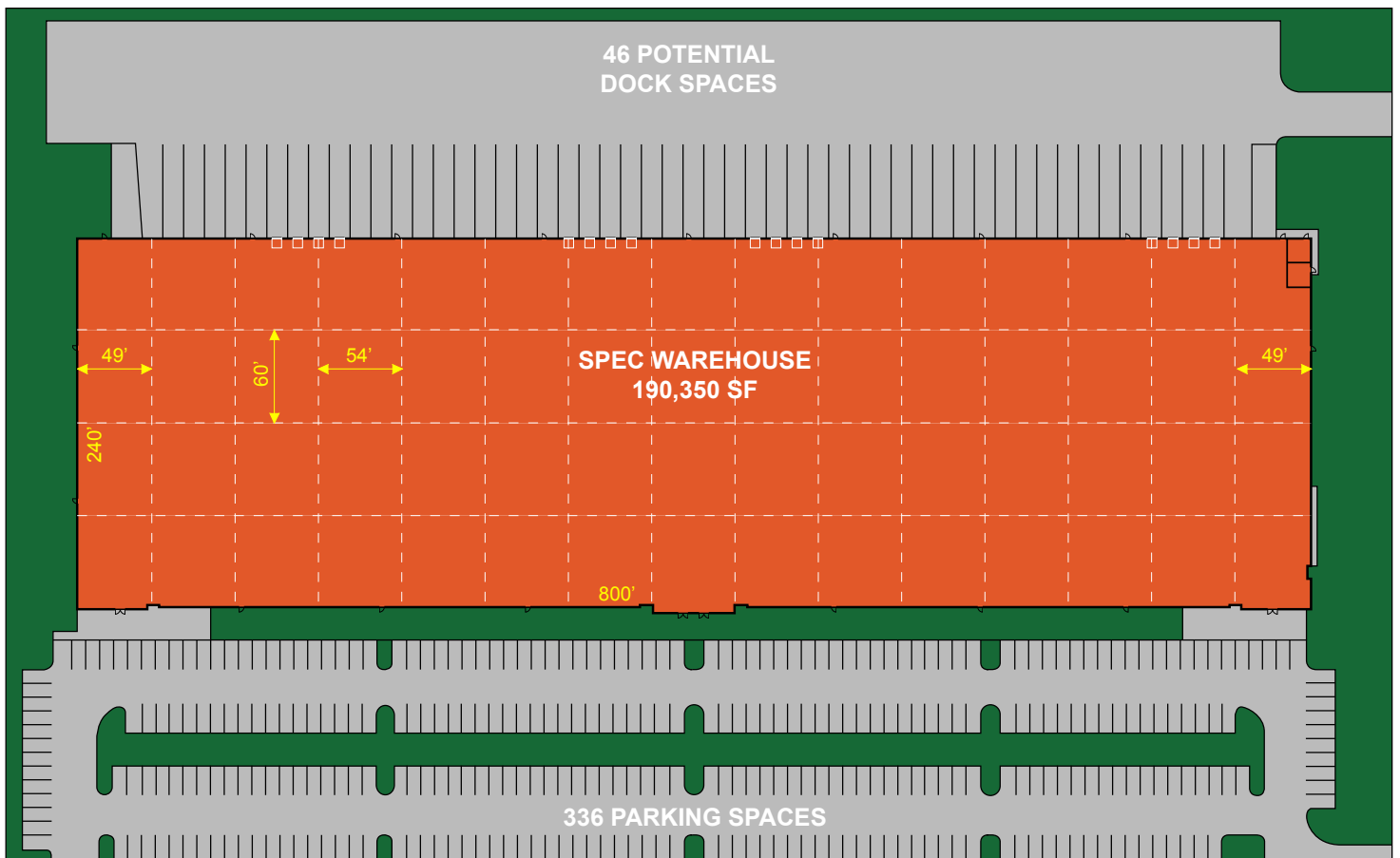
ABUNDANT LABOR
CAPABLE OF SUPPORTING BUSINESS
WITHIN FENTON LOGISTICS PARK



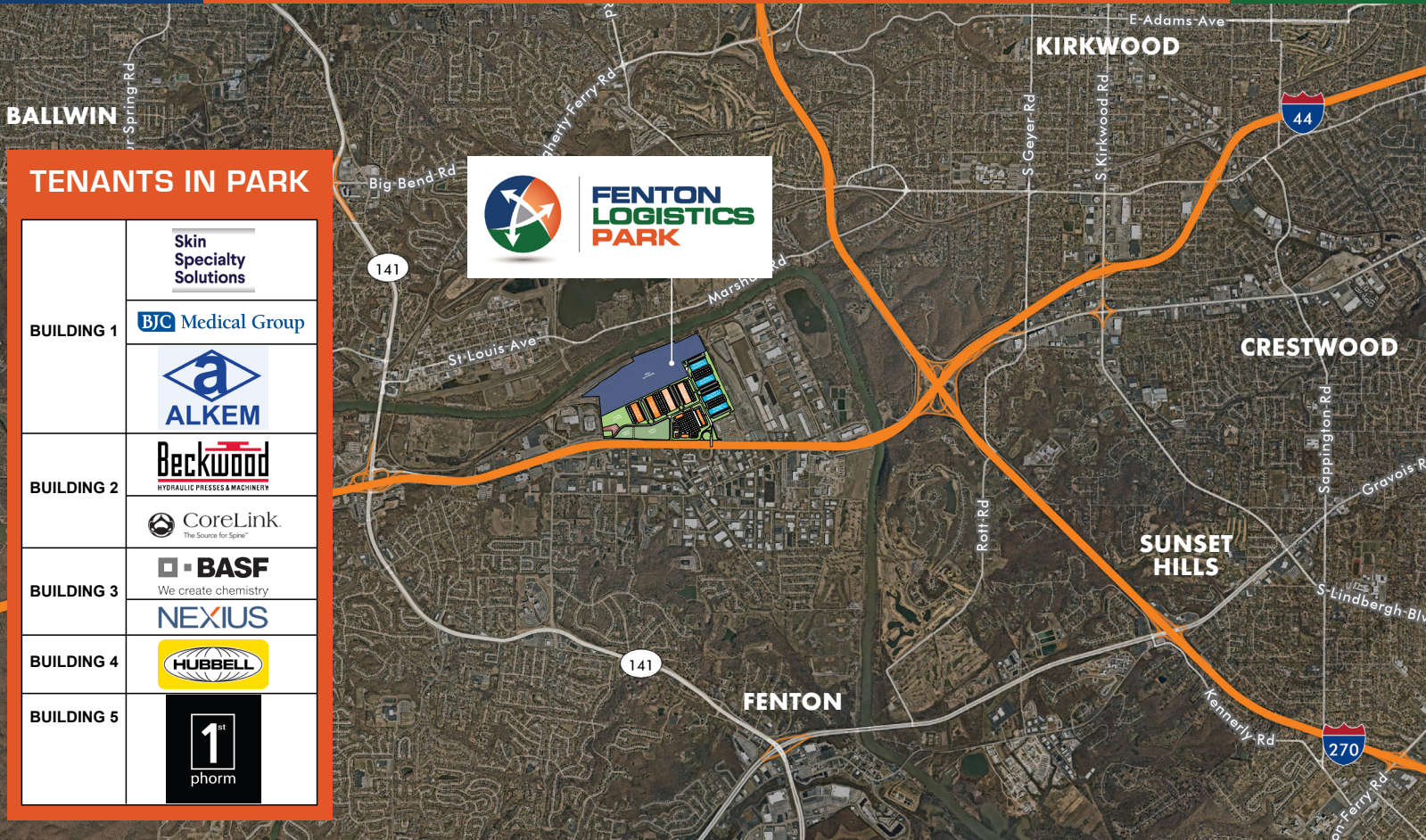
EXPERIENCED, WELL CAPITALIZED OWNERSHIP
DELIVERING ON TIME AND
ON BUDGET SOLUTIONS FOR TENANTS

FENTON LOGISTICS PARK | BUILDING 7 SPECS

Lease Rate	\$6.25 PSF NNN
Building Size	190,350 SF
Minimum Divisible	30,000 SF
Building Dimensions	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
Building Electrical	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



TENANTS IN PARK

BUILDING 1	Skin Specialty Solutions
	BJC Medical Group
BUILDING 2	ALKEM
	Beckwood HYDRAULIC PRESSES & MACHINERY
BUILDING 3	CoreLink The Source for Spine®
	BASF We create chemistry
BUILDING 4	NEXIUS
	HUBBELL
BUILDING 5	1 st phorm

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

JON HINDS, SIOR
First Vice President
+ 314 655 6026
jon.hinds@cbre.com

KATIE HAYWOOD
First Vice President
+ 314 655 5838
katie.haywood@cbre.com

JOHN FRITH
Associate
+314 655 6096
john.frith@cbre.com

