



SPEC BUILDING III
 168,000 SF
 1-STORY (±41' TALL)
 LOT B-2 = ±11.93 AC.
 FF=437.00
 270 CAR SPACES
 2090 FENTON LOGISTICS PARK BLVD.

125+00
 124+00
 123+00
 122+00
 121+00
 120+00
 119+00

AMEREN ESM
 GRAVEL DRIVE
 30' W. EASEMENT TO AMEREN MISSOURI PBI 22021 PG. 1029

FENTON LOGISTICS PARK BLVD. (PUBLIC)
 (FORMERLY MRAZ LANE)

BIO AREA 2
 BIO-RETENTION AREA 1

MONUMENT SIGN
 SETBACK
 GRADE STAIR 240.00'
 NO. STEP
 GRADE
 DOOR
 D.O.S.
 TRASH ENCLOSURE
 10'x40' LOADING SPACE
 9" CONC. PVMT.
 15" Ø ROOF DRAIN @ 1.0%
 HEAVY DUTY PVMT.
 3" Ø DOMESTIC AND 8" Ø FIRE SERVICES
 D.S.
 F.L.=429.55
 F.L.=428.84
 3.0%
 1.25%
 1.5%
 2.0%

700.00'

700.00'

240.00'

C3 FLIP, LLC
 2090 FENTON LOGISTICS PARK BLVD.
 PB. 365 PG. 568
 N/F

NO. STEP
 B.M.P. RESERVE AREA
 PB. 363 PG. 526-527
 GRADE
 CONNCTION
 6" Ø SAN. LATERAL
 FL=426.50±

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