

# FOR SALE

± 13,800 SF INDUSTRIAL  
OFFICE/WAREHOUSE

**1565 – 1569 FENPARK DRIVE, FENTON, MO 63026**



**ELISE SWANSON**

Vice President

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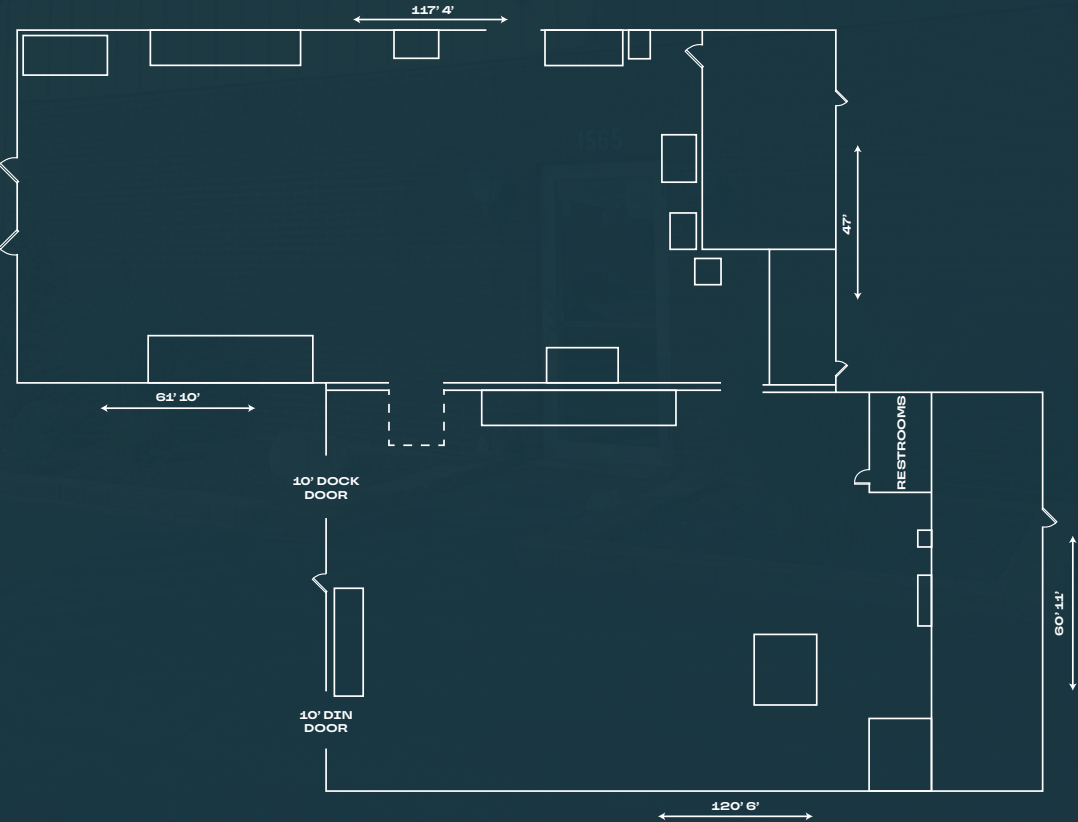
# HIGHLIGHTS

## PROPERTY INFORMATION

|               |                   |
|---------------|-------------------|
| Land size:    | ±1.10 acres       |
| Office:       | ±4,630 SF         |
| Docks:        | 1                 |
| Drive-ins:    | 3                 |
| Clear height: | ±10' clear height |

Building size  
**±13,800 SF**  
Year built  
**1973**  
Sale price  
**Call broker for pricing**

## FLOOR PLAN



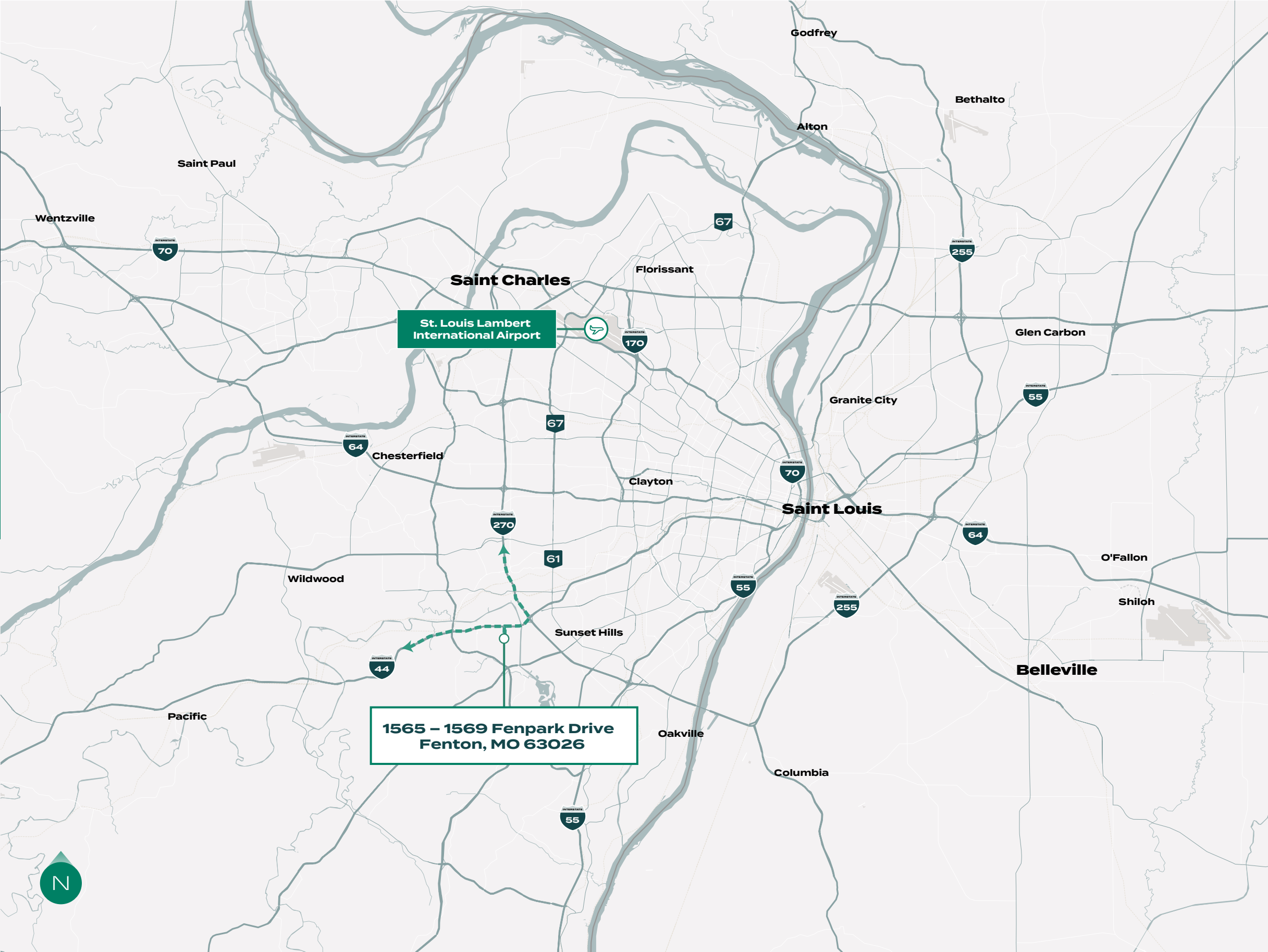
# LOCATION

- Located in the heart of the St. Louis MSA
- **30-minute drive** to St. Louis Lambert Airport
- Rare opportunity within the South County submarket

**DIRECT ACCESS** TO MAJOR  
TRANSPORTATION ARTERIES  
I-44 AND I-270

## MANUFACTURING & LOGISTICS HUB

-  Located within prime labor pool for St. Louis, Missouri MSA
-  Access to **54%** of U.S. population within a 300-mile radius
-  Located among major manufacturing and distribution occupiers



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