



CLAYTON CAPITAL PARTNERS  
COMMERCIAL REAL ESTATE

# For Sale or Lease

53,099 SF

Manufacturing/Warehouse Building



GEAL REALTY GROUP LLC



## 1717 Fenpark Dr. Fenton, MO 63026

### Sale Price:

\$4,100,000 (\$77.21 / SF)

### Lease:

Call for Details (39K SF available)

### Property Highlights

- Rare Fenton owner-user opportunity
- 39,654 SF available for owner occupant (+/- 5,000 SF office)
- 13,445 SF leased through June 2027
- 16' clear height
- Heavy Power: 2,500 AMPs 240V 3-Phase
- 1 standard dock, 1 ramped dock, & a 2-dock platform (Ability to add additional docks)
- 124 parking spots
- Easy access to I-44

Demographics	1 Mile	3 Miles	5 Miles
Population	1,533	42,863	159,880
Households	591	17,636	65,013
Median HH Income	\$95,427	\$101,851	\$105,349

### Please Contact:

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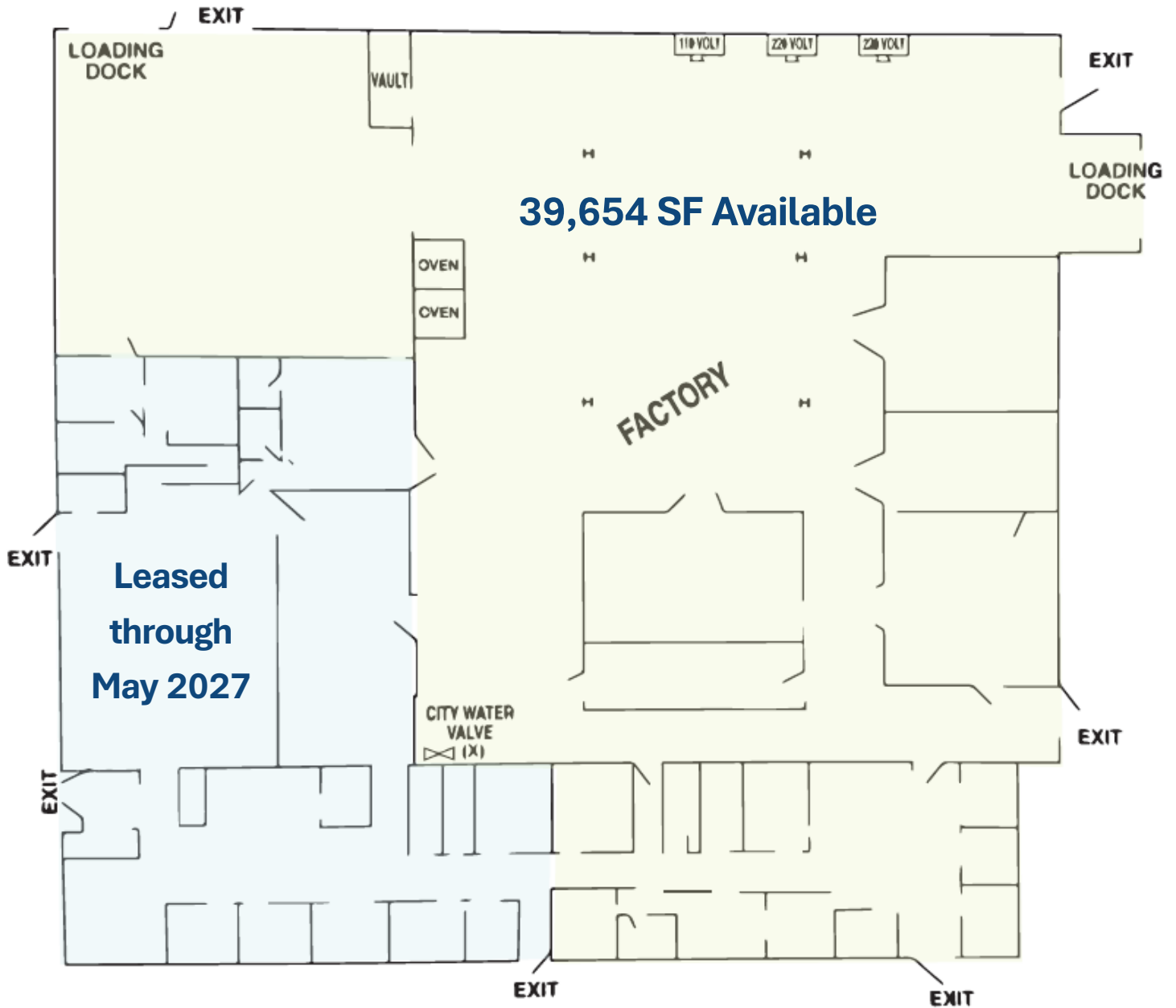
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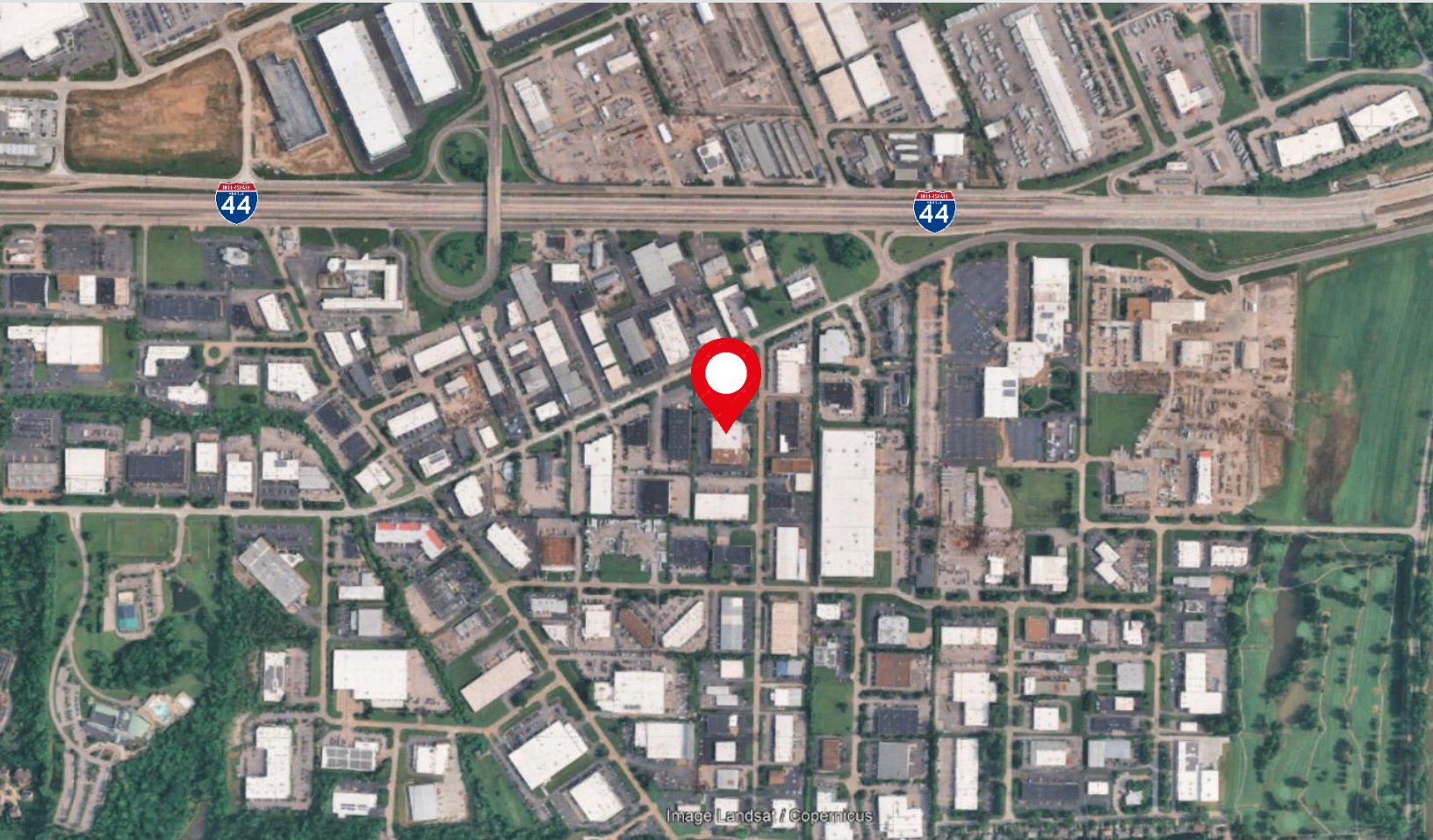
# Floorplan



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# Aerial & Map



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