

Corporate 44, Building #4

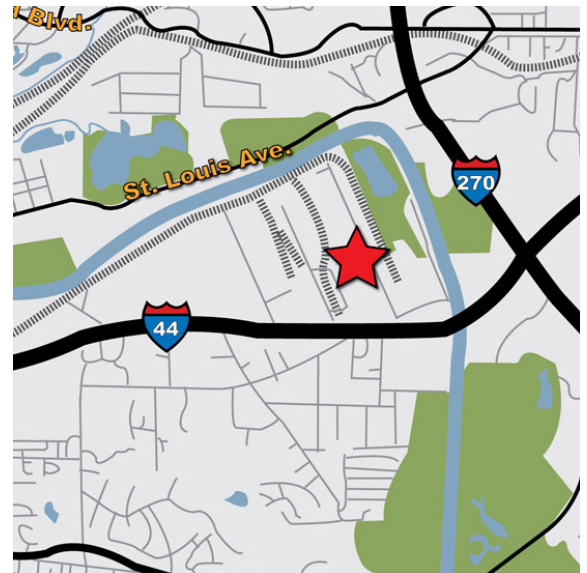


INDUSTRIAL

18,220 – 77,400_{SF} AVAILABLE

2095-2099 CORPORATE 44 DRIVE, FENTON, MO 63026

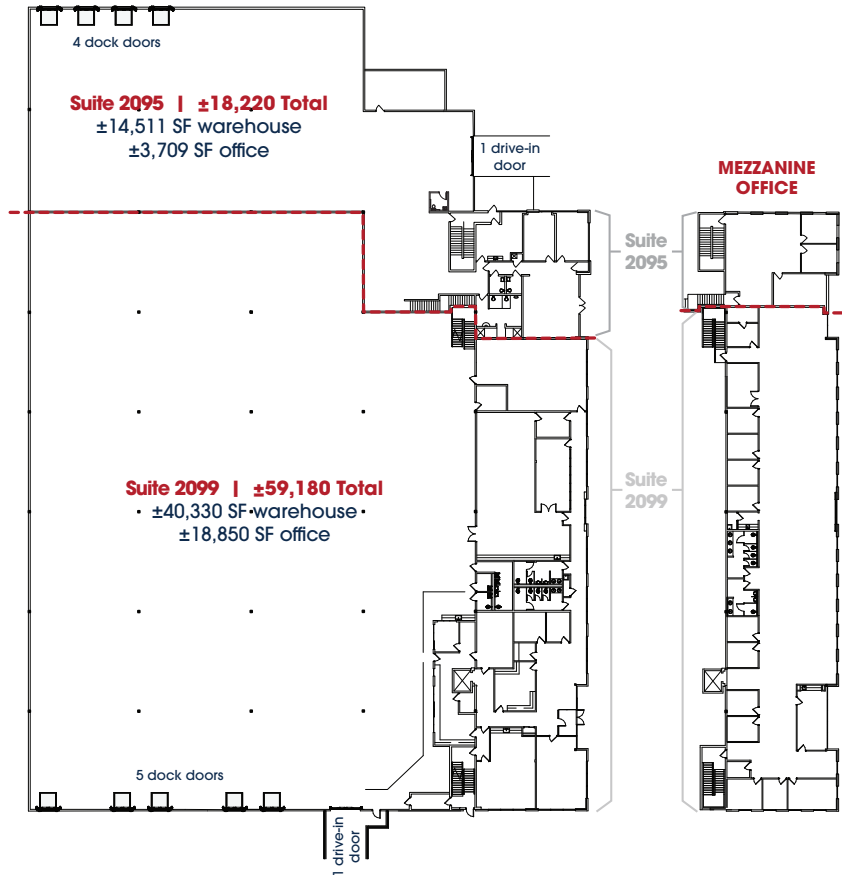
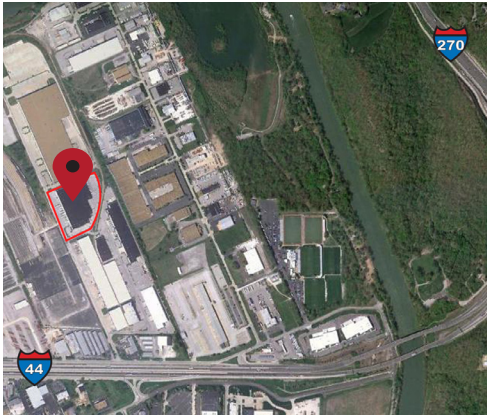
- 54,841 SF Warehouse with 2-Story 22,559 SF Office
- 9 Dock Doors and 2 Drive-In Doors
- 40' x 45' Column Spacing
- 28' Clear Ceiling
- ESFR Sprinklers
- Newly Installed LED Lighting
- Easy Access to Interstates 44 & 270




Lease Rate: \$7.00 PSF NNN



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 **77,400sf**
 TOTAL AVAILABLE

 **54,841sf**
 WAREHOUSE SPACE

 **22,559sf**
 OFFICE SPACE

