



# Industrial For Sale

## Fenton Industrial Submarket

**FOR SALE | 1600 Headland Drive, Fenton, MO 63026**

- > 41,422 SF warehouse building
- > Easily divisible for multi-tenant
- > 4.45 AC site
- > 20% office finish
- > 90% air-conditioned
- > 12' - 15' ceilings
- > 11 docks
- > 122' truck court
- > Ample parking
- > Heavy 3-phase power
- > Owner is willing to lease back 19,500 SF
- > Building did not flood during recent major floods

Sale Price:

**\$2,195,000**  
(\$52.99/SF)

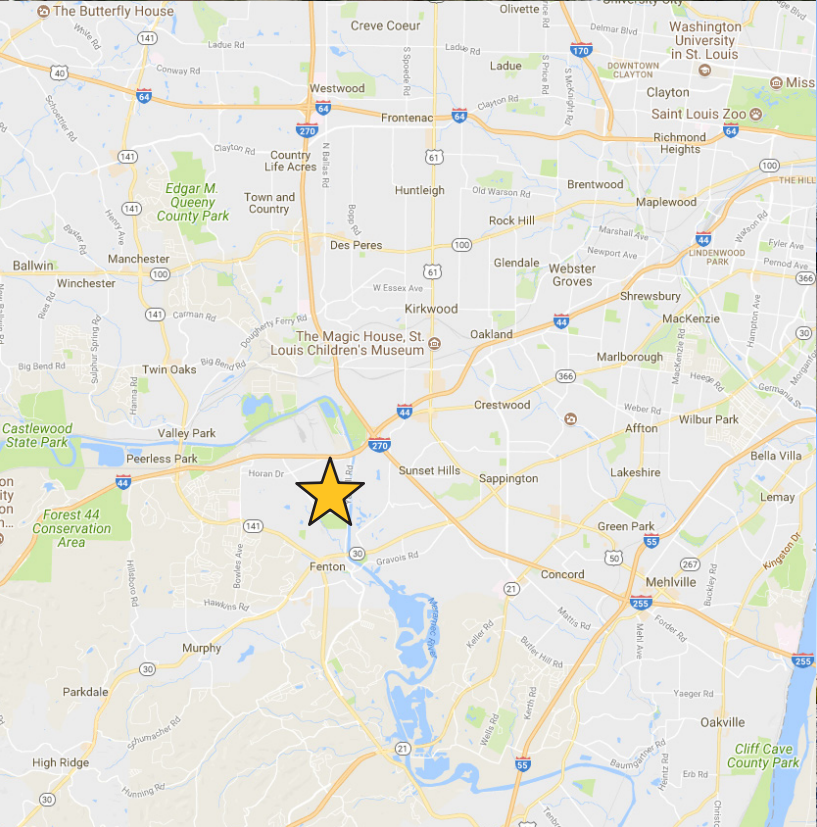
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Contact us:

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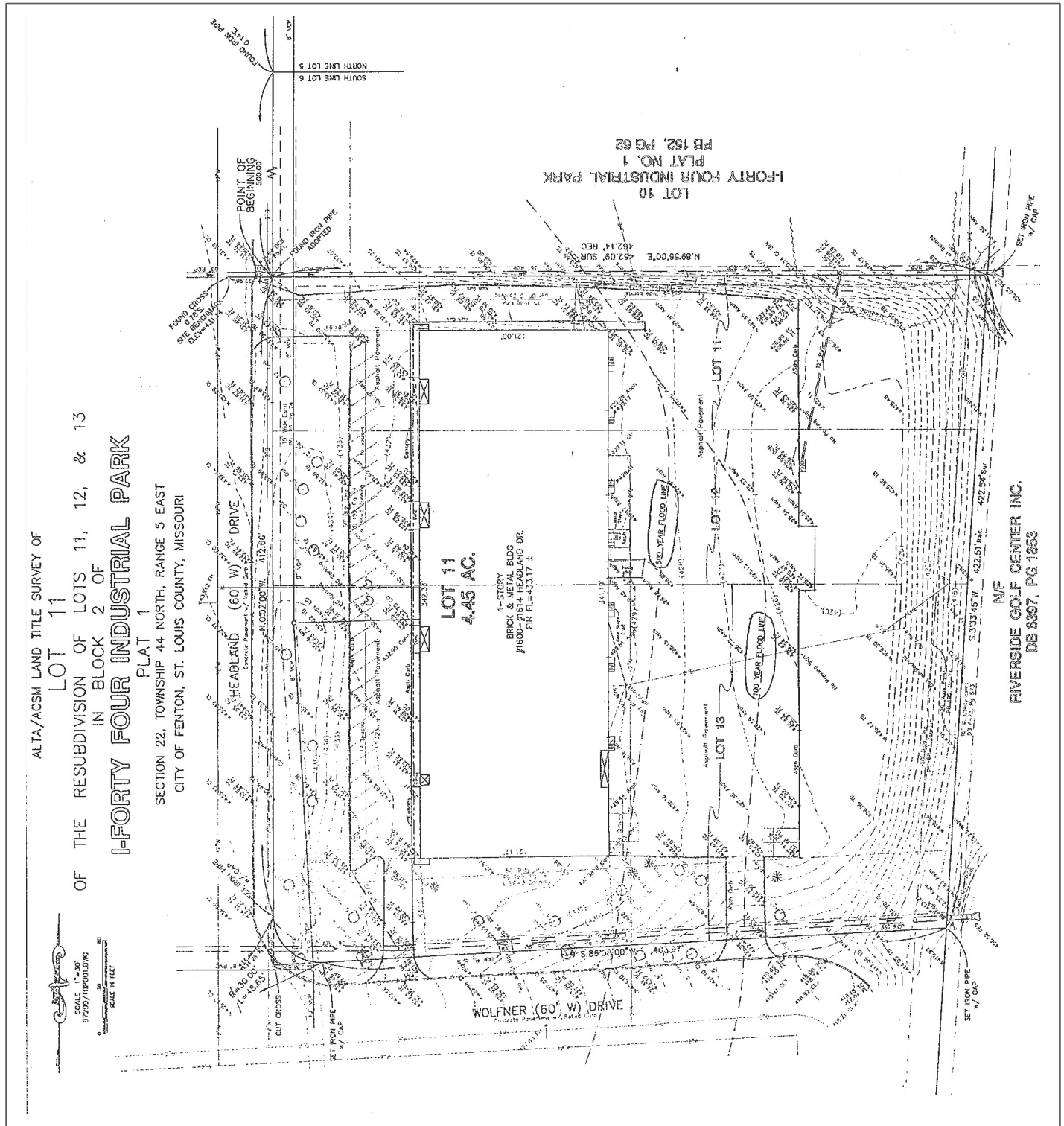
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