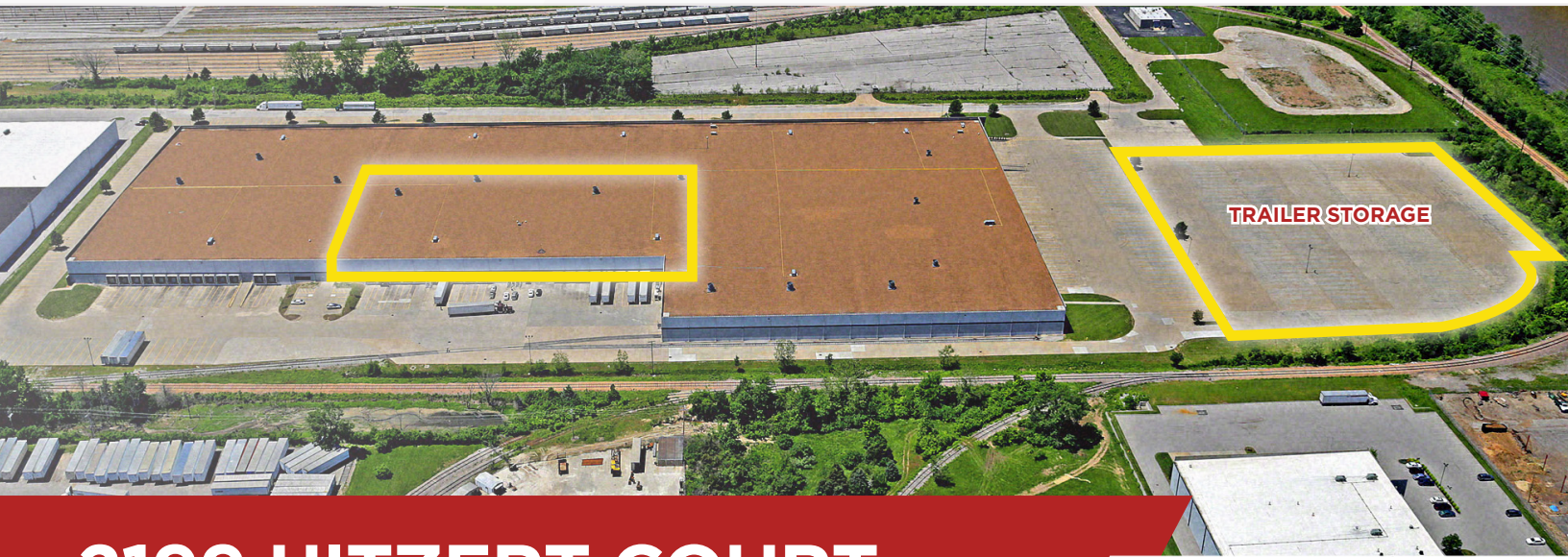


# FOR LEASE 101,259 SF



## 2199 HITZERT COURT FENTON, MO 63026

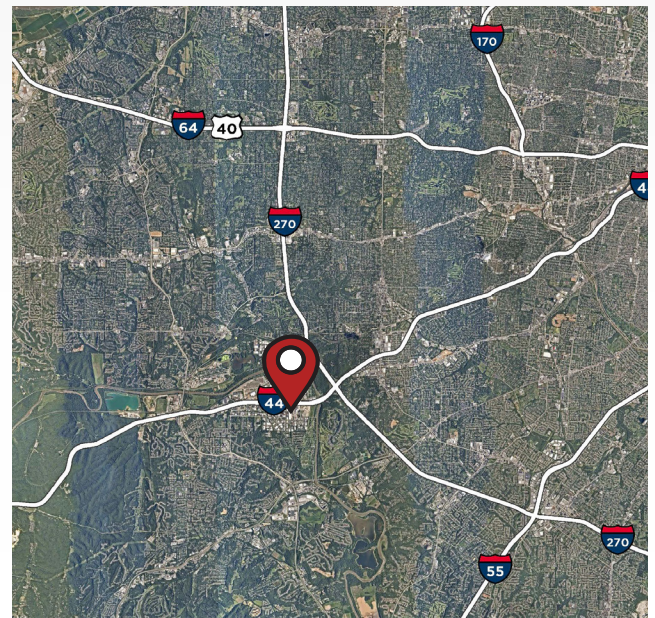


### PROPERTY HIGHLIGHTS

TOTAL BUILDING AREA:	534,871 SF
TOTAL AVAILABLE AREA:	101,259 SF
OFFICE AREA:	Main Office: ±6,240 SF Warehouse Office: ±1,400 SF
CLEAR HEIGHT:	28'
BUILDING DEPTH:	225'
LOADING:	16 Docks
TRUCK COURT:	130' Deep, Paved Concrete
RAIL SERVICE:	BJRY Rail Spur On Site
FIRE SUPPRESSION:	ESFR
POWER:	800 Amps, 480/277V
LEASE RATE:	<b>\$6.95/SF NNN</b>

### LOCATION

*Strategically located minutes from I-44, I-270, and Hwy 141*



**MATT EASTIN, SIOR, CCIM**  
Executive Director  
+1 314 746 0350  
matt.eastin@cushwake.com

**ED LAMPITT, SIOR, CCIM**  
Vice Chair  
+1 314 746 0383  
ed.lampitt@cushwake.com

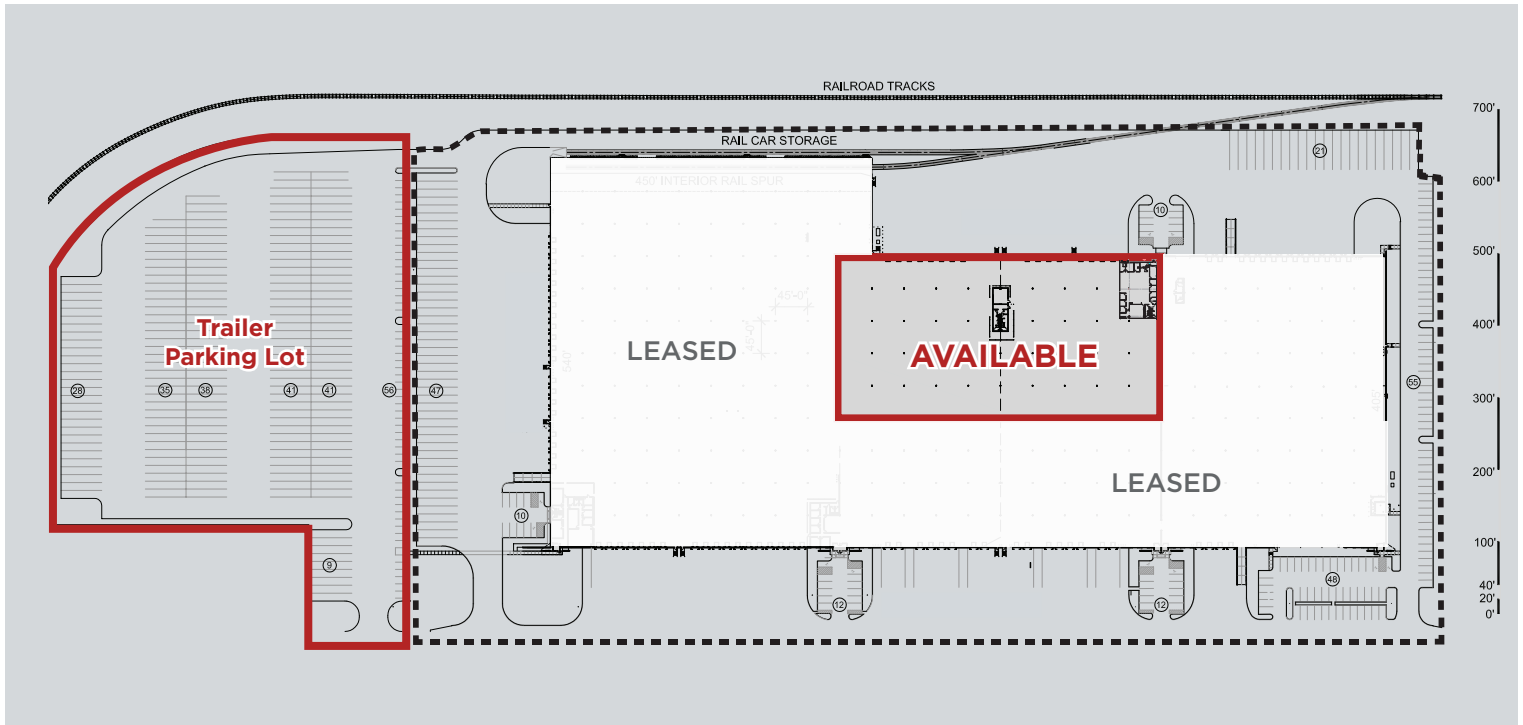
OWNED & MANAGED BY  
**SEALY & COMPANY**

LEASING BY  
**CUSHMAN & WAKEFIELD**

# FOR LEASE 101,259 SF

## 2199 HITZERT COURT | FENTON, MO

### SITE PLAN



### AERIAL & PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT EASTIN, SIOR, CCIM**  
*Executive Director*  
 +1 314 746 0350  
 matt.eastin@cushwake.com

**ED LAMPITT, SIOR, CCIM**  
*Vice Chair*  
 +1 314 746 0383  
 ed.lampitt@cushwake.com

OWNED & MANAGED BY



LEASING BY

