
FOR LEASE: 6,000+/- square feet, Corner Suite

**OFFICE/WAREHOUSE & SERVICE CENTER with REAR TRUCK DOCK LOADING
BACKS TO INTERSTATE 44 VISIBILITY, SOUTH HIGHWAY DR AT LARKIN WMS**

891 Bolger Lane, Fenton (St. Louis County), MO 63026



- ◆ **Private Restrooms, Kitchenette, Rear Truck High Dock & HVAC SYSTEMS**
- ◆ **Front Corner Ribbon Glass, Brick & Block Construction, about 60% Office Finish**
- ◆ **Fully-Climate-Controlled (heated and cooled) 2,400+/- SF rear warehouse, 15' high**
- ◆ **New Flooring, Office Paint, Ceiling Tiles, LED Office and Warehouse Lights**
- ◆ **Premium Finishes, very nice like-new offices, super-clean warehouse**
- ◆ **About 70% open office, 30% private offices, zoned cooling/heat in the front**
- ◆ **2 office entrances, front and side, separate warehouse man-door and dock**
- ◆ **Room for the largest over the road trucks/trailers at the rear dock**
- ◆ **Only a two-tenant building, with plenty of paved surface parking**
- ◆ **Long-term attentive local ownership & management**

JEFF JOHNSON (BROKER & REALTOR)

(636) 305-0600 or (314) 422-3695 cell & text



JOHNSON COMMERCIAL ★ ★ ★

Real Estate & Advisory Services

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**Commercial Real Estate Brokerage, Property Management, Real Estate Appraisal & Consulting
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