



# FOR LEASE

101 Sun Valley | Fenton, MO 63026



# 101 Sun Valley



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**\$9.00 PSF NNN**

## Property Highlights

- Total Building Size (SF): 17,011 with 1,800 SF of Office Space. Lot Size (AC): 1.16
- Location: Jefferson County
- Current Use: Office/Warehouse
- Docks (#): One (1) 10'x10' with 35k lb. Mechanical Load Leveler and Sealers
- Drive-in Doors (#): Two (10'x10' & 14' x 10')
- Ceiling Height: 15'
- Electric: 400 AMP, 400 Volt, 3-Phase Electric
- Employee Parking: 12

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



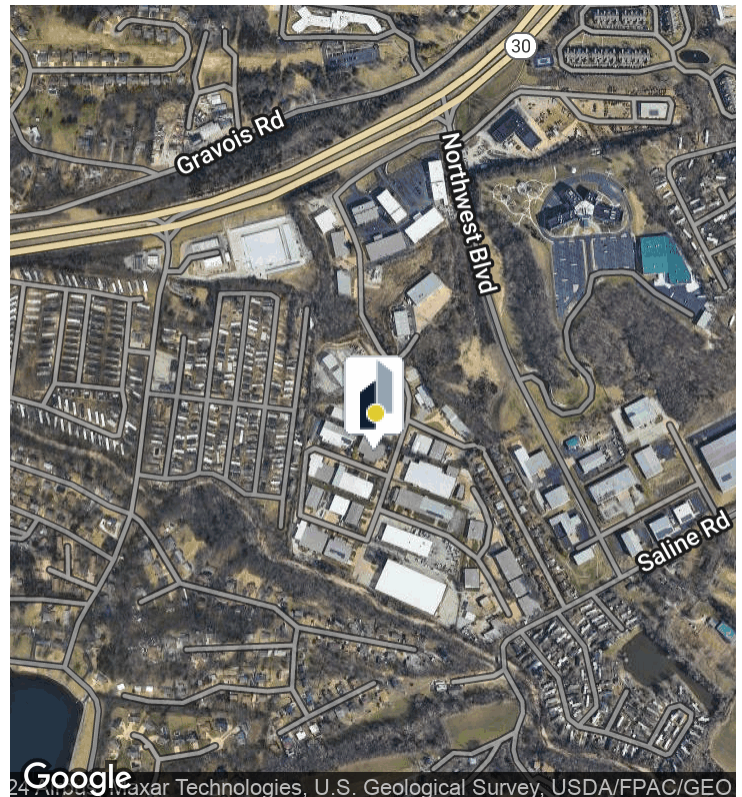
# Planned Improvements

101 Sun Valley Circle | Fenton, MO 63026



## Planned Improvements

- Reclad and paint exterior of building
- New paint/carpet throughout existing office area
- Upgrade warehouse lighting to LED lighting
- Remove existing grass and landscaping from front of building
- Install new concrete in front of building to increase parking



# Broker Contacts



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