

# Cassens Business Center 2

2391 Cassens Drive

Fenton, MO 63026

Warehouse/ Light Industrial



## PROJECT OVERVIEW

Cassens Business Center 2 (CBC2) is a 137,975 Sf, fully renovated industrial facility. CBC2 is fully upgraded, offering best in class systems including a new 20-year TPO roof, ESFR fire suppression and high efficiency LED lighting.

**AVAILABLE SPACE:** ±42,520 SF

**OFFICE AREA:** Build to suit

**CLEAR HEIGHT:** 22'

**FIRE PROTECTION:** ESFR

**DOCK DOORS:** 4 w/ levelers and seals

**DRIVE-IN DOORS:** 1 (12' x 14')

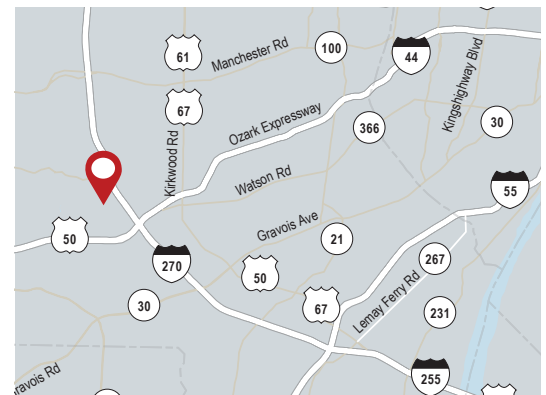
**LIGHTING:** LED

**CAR PARKING:** 29 (expandable)

**TRAILER STORAGE:** 9 (expandable)

**OUTDOOR STORAGE:** Possible

**LEASE RATE:** \$5.75/SF, NNN



For more information, please contact:

Pat Reilly, SIOR  
+1 314 338 2085  
patrick.reilly@am.jll.com

David Branding, SIOR  
+1 314 338 2084  
david.branding@am.jll.com

Another development by:



# SITE PLAN



For more information,  
please contact:

**David Branding, SIOR**  
+1 314 338 2084  
david.branding@am.jll.com

**Pat Reilly, SIOR**  
+1 314 338 2085  
patrick.reilly@am.jll.com