

**FOR LEASE**

# Hitzert Court

2211 Hitzert Court | Fenton, MO 63026 (St. Louis)



**97,594 SF (DIVISIBLE)**

## PROPERTY HIGHLIGHTS

<b>Available Space:</b>	97,594 SF	<b>Lighting:</b>	LED
<b>Divisible To:</b>	56,850 SF & 40,787 SF	<b>Fire Suppression:</b>	ESFR
<b>Office SF:</b>	±2,025 SF (Newly Constructed in 2018)	<b>Column Spacing:</b>	45' X 45'
<b>Clear Height:</b>	28'	<b>Electric Power:</b>	400 amps, 480V 3 Phase
<b>Dock Doors:</b>	Twelve (12) 9'x10' dock doors	<b>Parking:</b>	80 car parking
<b>Drive-In Door:</b>	One (1) 12'x14' drive-in door	<b>Trailer Parking</b>	5 Acre Drop Lot (100% Concrete, Outside Storage Permitted)
<b>Rail:</b>	Active Exterior Rail Spur on Site	<b>Lease Rate:</b>	<b>Call Broker for Pricing</b>

## Contact

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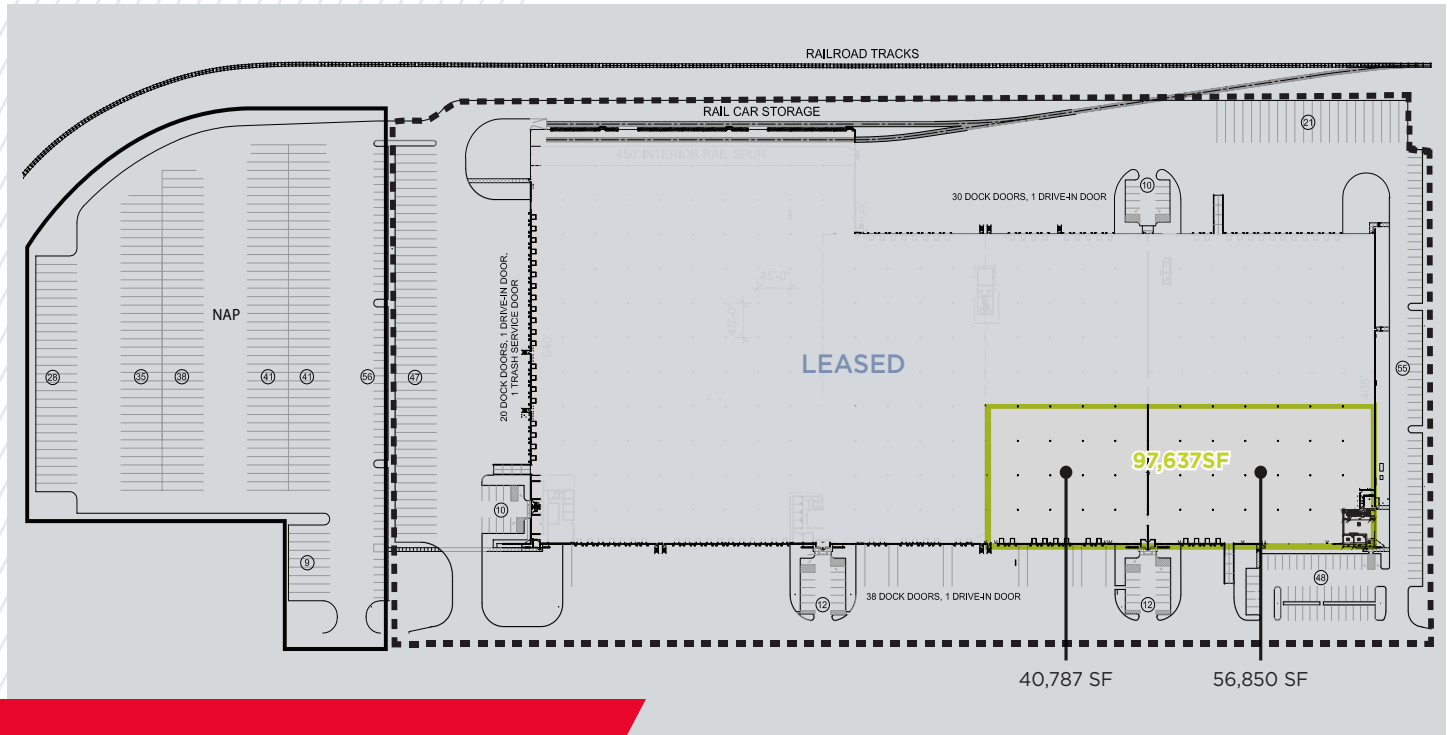
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## SITE PLAN & AERIAL



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