

**OFFICE/WAREHOUSE FOR LEASE**  
**773 MERUS COURT**  
Fenton, Missouri 63026

**PACE**

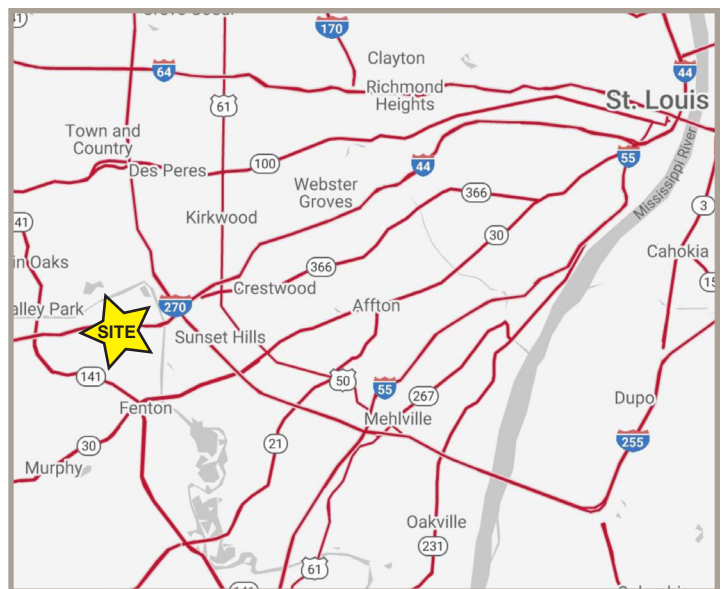
PROPERTIES



**SPACE AVAILABLE: 2,200 SF**  
**LEASE RATE: \$8.75/SF, MODIFIED GROSS**

### PROPERTY DETAILS

- 25% office finish
- Clear height: 13'
- 1 van-high loading dock
- Intersection of Larkin Williams & Merus Court
- Easy access to I-44



### CONTACT US FOR MORE INFORMATION

**Mark Dorsey**  
mdorsey@paceproperties.com  
314.785.7623

**Dan Cahill, CCIM**  
dcahill@paceproperties.com  
314.785.7639

### PACEPROPERTIES.COM

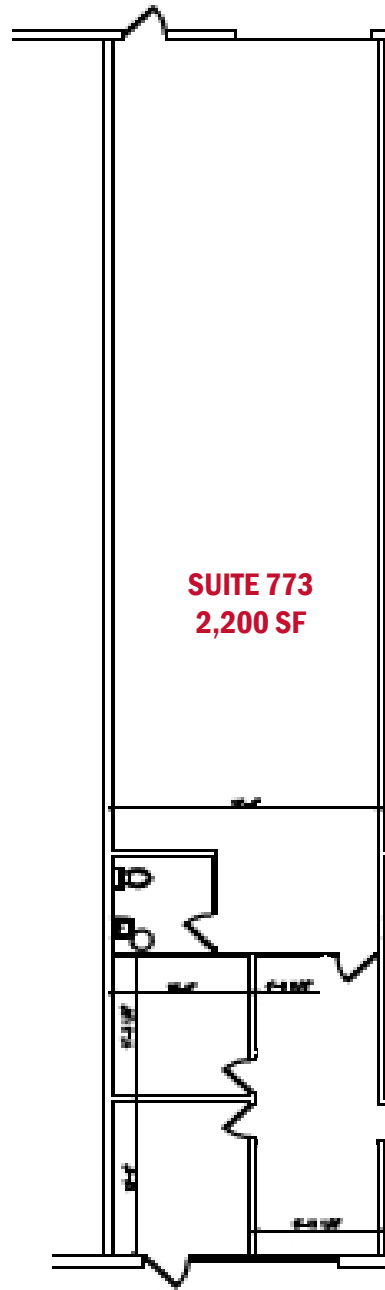
1401 South Brentwood Blvd., Suite 900  
St. Louis, Missouri 63144  
P: 314.968.9898

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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P R O P E R T I E S



**BUILDING DESCRIPTION**

|                      |                  |                        |                         |
|----------------------|------------------|------------------------|-------------------------|
| <b>TYPE:</b>         | Office/Warehouse | <b>ROOF:</b>           | EPDM                    |
| <b>YEAR BUILT:</b>   | 1978             | <b>CEILING HEIGHT:</b> | 13'                     |
| <b>CONSTRUCTION:</b> | Masonry          | <b>DOORS:</b>          | 1 van-high loading dock |
| <b>BUILDING SF:</b>  | 13,520 SF        | <b>PARCEL #:</b>       | 260210331               |
| <b>AVAILABLE SF:</b> | 2,200 SF         |                        |                         |