

**OFFICE/WAREHOUSE SPACE FOR LEASE**  
**1317 HORAN DRIVE**  
Fenton, Missouri 63026

**PACE**  
PROPERTIES



**SPACE AVAILABLE:** 25,350 SF  
**LEASE RATE:** \$7.95/SF, NNN  
**ESTIMATED EXPENSES:** \$2.75/SF

**CONTACT US FOR MORE INFORMATION**

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**PROPERTY DETAILS**

- 10% office finish
- 100% climate control
- 21' clear height
- Electric: 3-phase power, 120/208v, 400 amp
- 4 docks; 1 grade level drive-in
- Parking 2.0 : 1,000/SF

**CLICK HERE TO VIEW A VIRTUAL TOUR**



**OR SCAN HERE  
WITH YOUR SMARTPHONE**

**PACEPROPERTIES.COM**

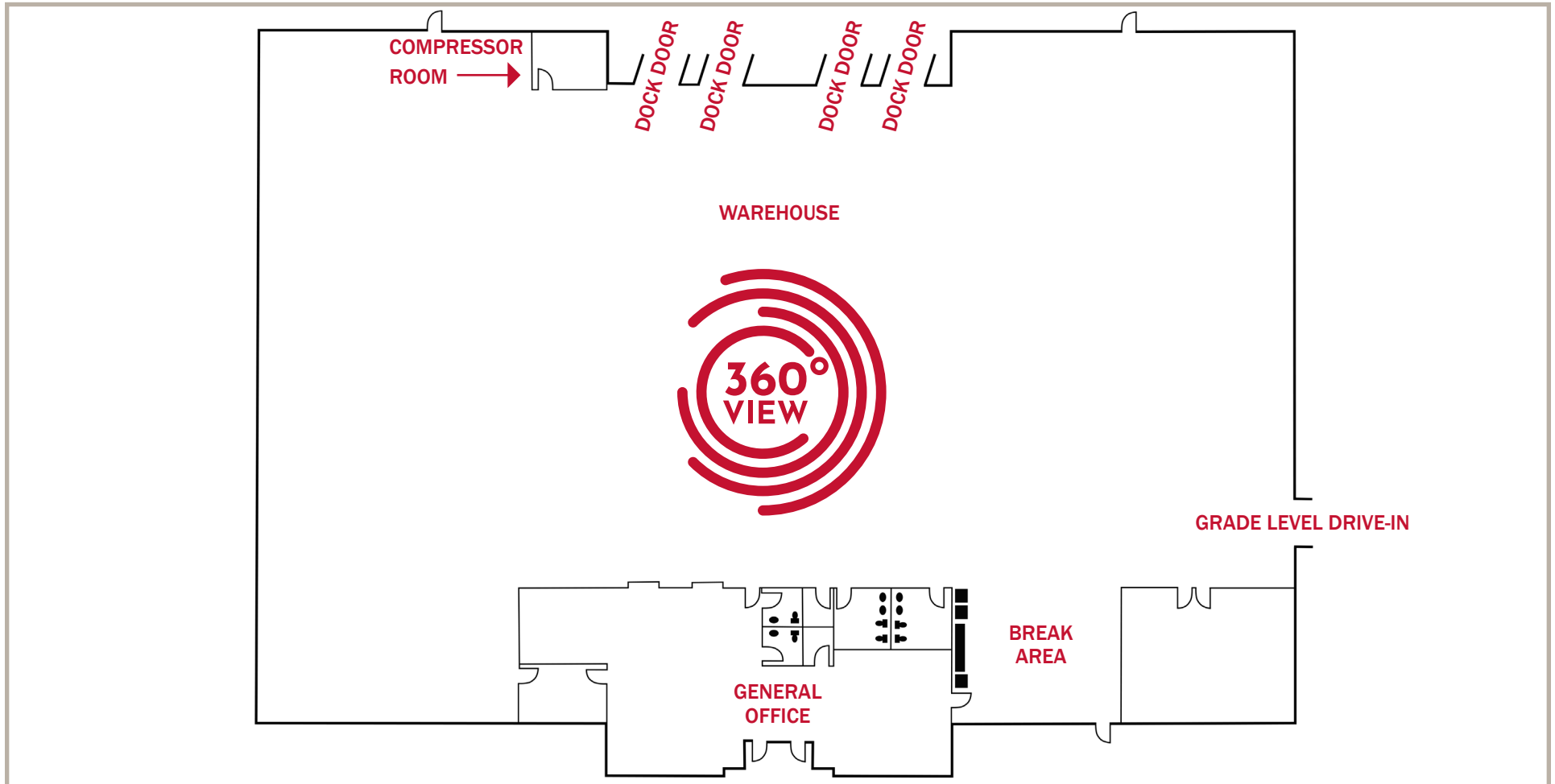
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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord 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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**BUILDING DESCRIPTION**

|                           |                  |                      |                                      |
|---------------------------|------------------|----------------------|--------------------------------------|
| <b>TYPE:</b>              | Office/Warehouse | <b>FLOORS:</b>       | Concrete                             |
| <b>YEAR BUILT:</b>        | 1994             | <b>EXHAUST FANS:</b> | (4) 4' diameter ceiling exhaust fans |
| <b>TOTAL BUILDING SF:</b> | 33,800           | <b>ROOF:</b>         | 2014                                 |
| <b>AVAILABLE SF:</b>      | 25,350           | <b>LOADING:</b>      | 4 dock doors                         |
| <b>CLEAR HEIGHT:</b>      | 21'              |                      | 1 grade-level drive-in               |