



Building Type:	Other
Available SF:	97,637
Total SF:	97,637
Year Built:	2001
Last Updated:	May 7, 2025

Realtor/Owner Contact

William Shagets
| williams@sealynet.com

Property and Area Description

This 534,871-square-foot modern bulk warehouse features a private drive, ensuring seamless logistics and accessibility. Constructed with site-cast, reinforced tilt-up panels, the building is designed for durability and efficiency. It includes a 45 mil EPDM roof and is fully equipped with an ESFR fire protection system for enhanced safety. The property boasts 90 dock doors, each fitted with manually operated 35,000 lb, 6' x 8' dock levelers, complete with dock bumpers, shelters, and electric connections, providing state-of-the-art functionality for distribution and industrial operations. Located at 2211-2231 Hitzert Court in Fenton, MO, this property offers exceptional access to intermodal transportation options, making it ideal for logistics and distribution. The site provides direct connectivity to major highways, including I-70 and I-44 (East-West routes) and I-270 (North-South route). It is immediately adjacent to St. Louis Lambert International Airport and less than 5 minutes from the Missouri River Inland Port. Additionally, the property benefits from immediate access to the Burlington Northern Railway and is within 10 minutes of the Mississippi River Port, ensuring seamless access to interstate, air, rail, and river transportation networks.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

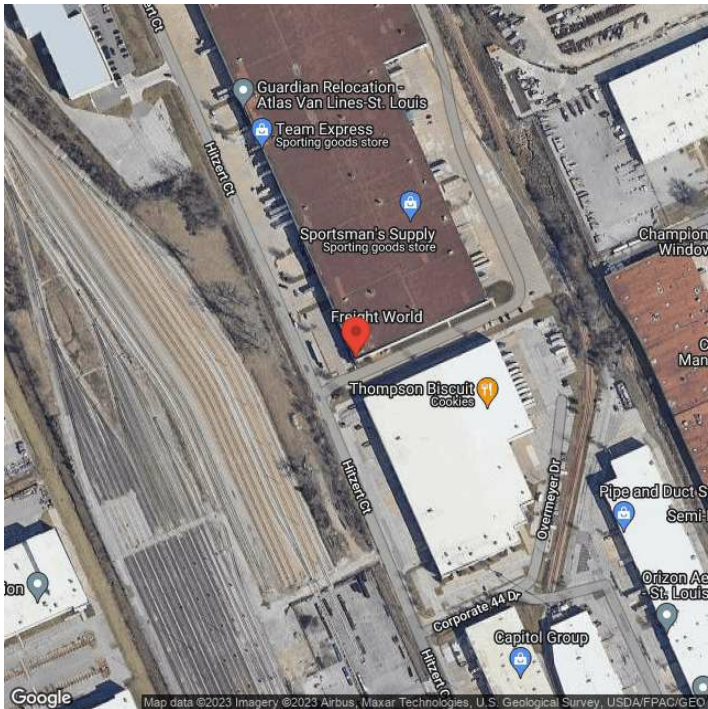
Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren

Property Images



Joe Dickerson | Director, Business Attraction | Greater St. Louis, Inc.
One Metropolitan Square, Ste. 220 | St. Louis, MO 63102 | (314) 444-1118 | Joe@GreaterSTLinc.com