

For Sale

7,300± Office/Warehouse

1601 Headland Dr./
233 Wolfner Dr.
Fenton, MO 63026



Sale Price: \$730,000 (\$100/Sq. Ft.)

- Leased to 11/30/2026
- Ideal Investment or Future Owner/User
- Designed to Accomodate 2 Tenants or Single User
- 233 Wolfner, Suite of 2,850± SF with 55% Office
- 1601 Headland, Suite of 4,450± SF with 70% Office
- Dock Platform to Accomodate 2 Trucks
- Mix of Private Offices, Open Office Areas, Conference Rooms, Kitchen/Breakroom
- 12' Ceiling Height
- Contact Agents Ashley Bowersox and Scott Martin for Financial Details

Contact: Ashley Bowersox
abowersox@hillikercorp.com

Contact: Scott Martin
smartin@hillikercorp.com

***Leased to 11/30/2026
@ \$8.75/SF MG
2017 Base Year***

Floor Plan On Reverse Side

Office

Industrial

Retail

Institutional

Investment

Management



Commercial Real Estate
1401 S. Brentwood Blvd.
Suite 650
St. Louis, MO 63144
www.hillikercorp.com

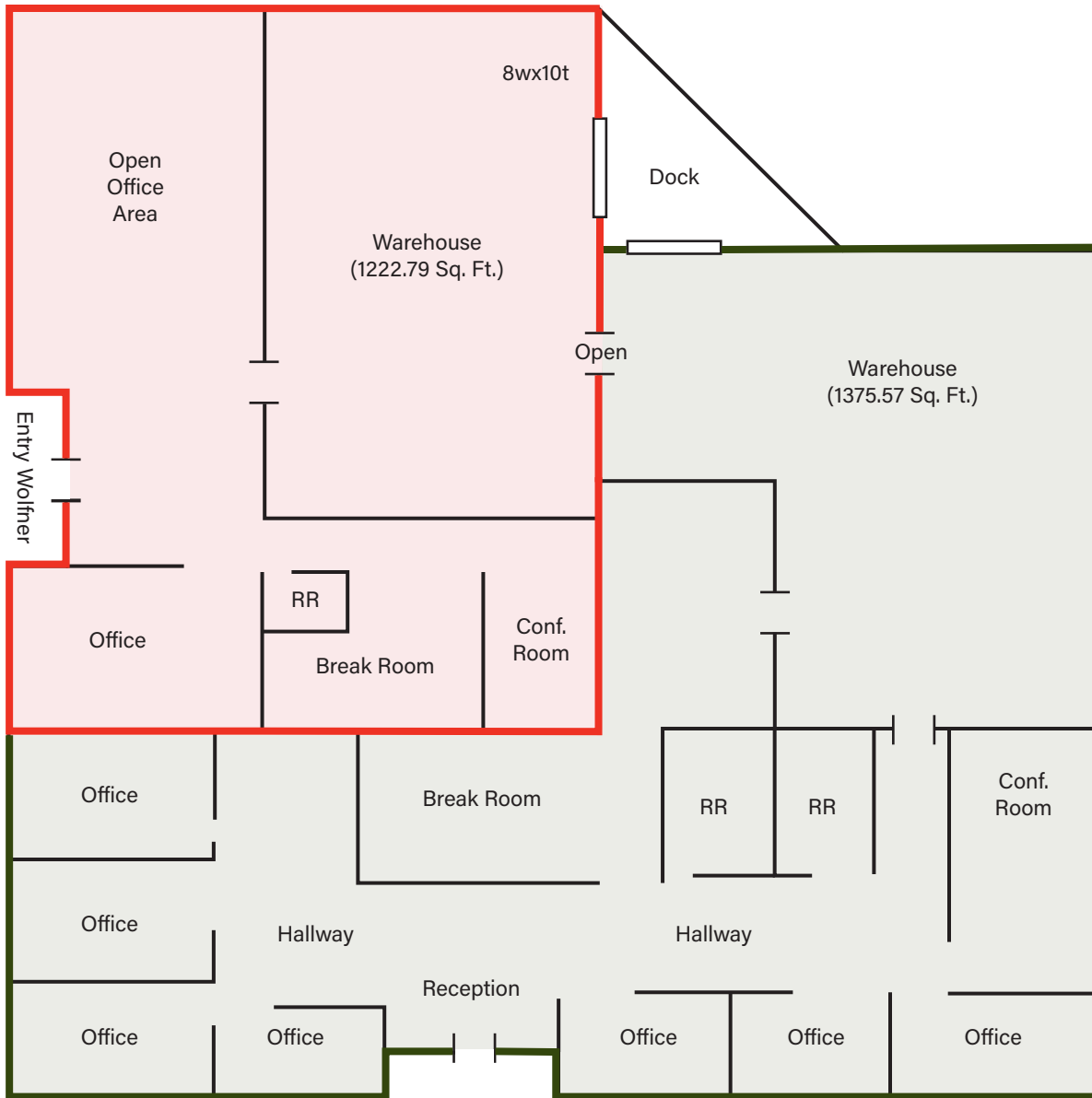
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of Industrial and Office Realtors

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233 Wolfner Dr



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Office Industrial Retail Institutional Investment Management



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