

# 425 HANLEY INDUSTRIAL CT

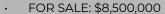
## PARCEL AERIAL

### **TOMMY LEONARD**

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### **ROB GOLTERMANN**

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- GREAT OPPORTUNITY FOR OFFICE/
   WAREHOUSE OR FUTURE RE DEVELOPMENT
- 130,868 SF OFFICE/WAREHOUSE BUILDING, DIVISIBLE
- 6.41 ACRES TOTAL (INCLUDES THREE PARCELS)
- 12' 24' CLEAR CEILING HEIGHTS
- LOCATED 1 MILE FROM I-64/I-170 & 2 MILES FROM I-44
- DOCK LOADING & DRIVE-IN LOADING
- BUILDING & MONUMENT SIGNAGE AVAILABLE
- EXISTING TENANTS CAN STAY
   FOR MULTI-TENANT USE OR BE
   VACATED FOR FULL BUILDING
   OCCUPANCY
- 1 MILLION PEOPLE IN A 10 MILE RADIUS
- \$110,000 AVERAGE HOUSEHOLD INCOME IN 2 MILES
- CLOSE PROXIMITY TO CLAYTON
  BUSINESS DISTRICT, METROLINK,
  RESTAURANTS, APARTMENTS AND
  OTHER AMENTITIES



LCG CAPITAL MANAGEMENT

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## MARKET AERIAL

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