



**425 HANLEY INDUSTRIAL CT  
BRENTWOOD, MISSOURI**

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FOR SALE



# 425 HANLEY INDUSTRIAL CT

## PARCEL AERIAL

**TOMMY LEONARD**

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- FOR SALE: \$8,500,000
- 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 AMENITIES

**LCG CAPITAL  
MANAGEMENT**

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