

BRENTWOOD, MISSOURI
425 HANLEY INDUSTRIAL CT

FOR SALE





425 HANLEY INDUSTRIAL CT

PARCEL AERIAL

NICK HARTIG

314.408.7400 (OFFICE)
314.805.9779 (MOBILE)
Nick@LCGCap.com

JOSH JENKINS

314.408.7400 (OFFICE)
636.328.4828 (MOBILE)
Josh@LCGCap.com

ROB GOLTERMANN

314.408.7400 (OFFICE)
314.267.7497 (MOBILE)
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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



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MARKET AERIAL

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