

BRENTWOOD, MISSOURI  
425 HANLEY INDUSTRIAL CT

FOR SALE





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PARCEL AERIAL

EMILY ACKLEY

314.408.7400 (Office)  
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Emily@LCGCap.com

NICK HARTIG

314.408.7400 (Office)  
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JOSH JENKINS

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Josh@LCGCap.com



- 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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