

For sale or lease

Multi-use facility, up to 24,800 SF available

1201 Hanley Industrial Ct., Brentwood, MO 63144



Size:	±41,000 SF
Vacancy:	6,047 - 24,800 SF
Warehouse:	Expandable
Parking:	90+ spaces
Dock:	No dock doors, could add
Drive-In:	No drive in doors
Clear Height:	16' clear height
Fire Supression:	Wet sprinklered
Power:	3 phase 480 volt
Lease Rate:	\$12.00/SF NNN
Sale Price:	Contact Broker

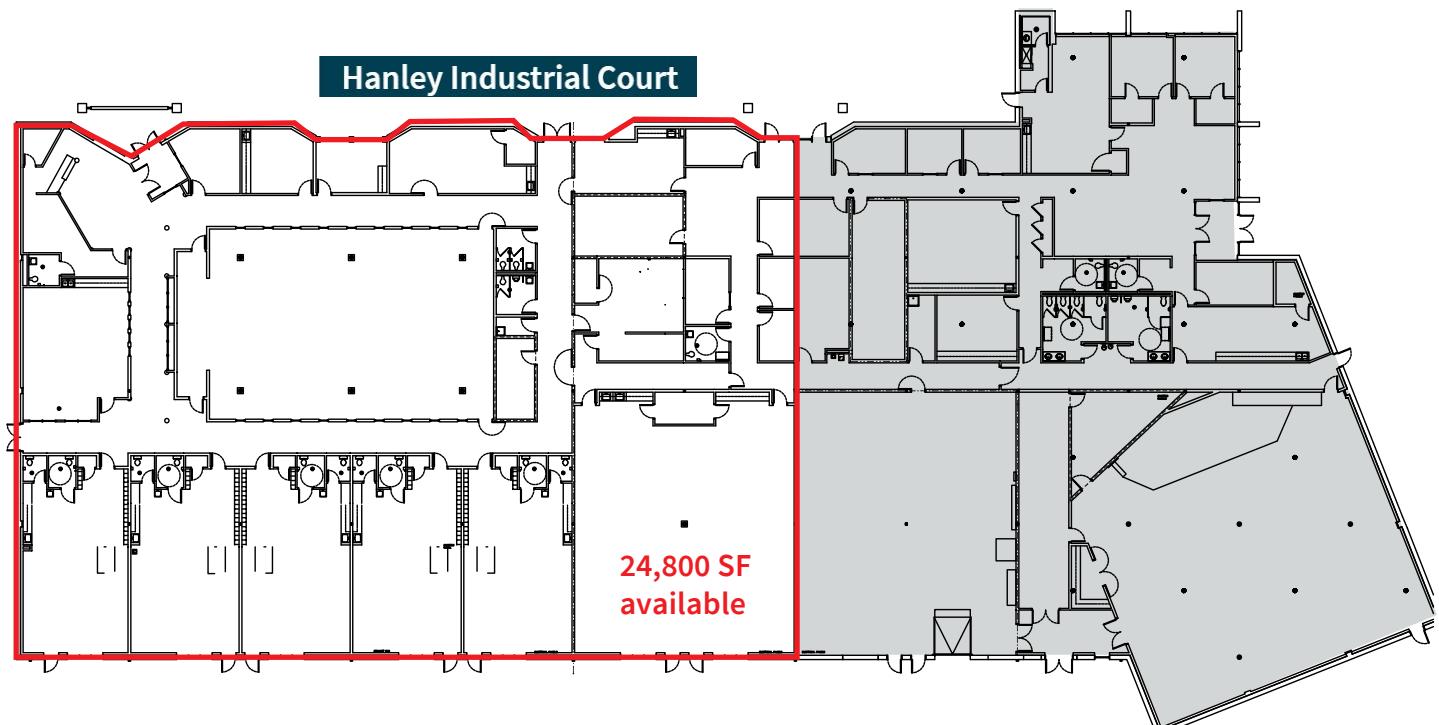


Advantages and amenities

- Prime park office/flex location in Hanley Industrial
- Private offices, conference rooms, classrooms
- Building and monument signage available
- Fully air-conditioned
- Total Renovation in 2009 (roof, H.V.A.C. interior buildout)

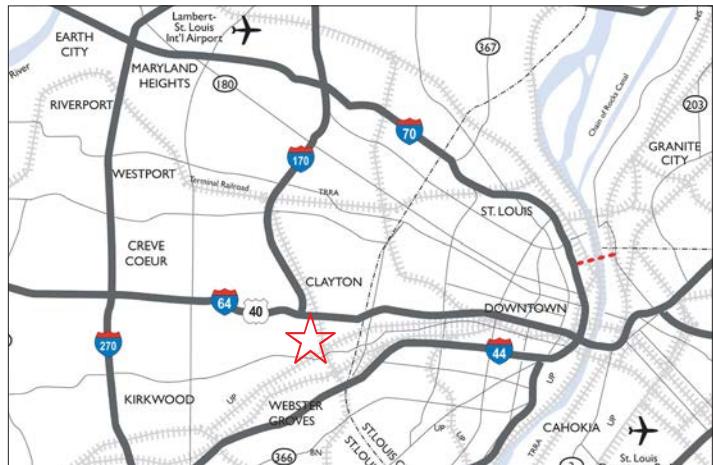


Exceptionally well maintained facility



Prime location with easy accessibility

Conveniently situated in Brentwood, this property offers easy access to major transportation routes, including I-64 and I-170. Its central location provides excellent connectivity to various destinations, making it highly accessible.



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