



# FOR SALE

726-728 HANLEY INDUSTRIAL CT.  
BRENTWOOD MO, 63144

**7,560 SF  
OFFICE  
WAREHOUSE**



**7,560 SF  
Available**



**Fully  
Air-Conditioned**



**Located Near  
I-170 & I-64**



**8' Ceiling  
Height**



**Sale Price  
\$1,025,000**

**Jake Corrigan, SIOR**  
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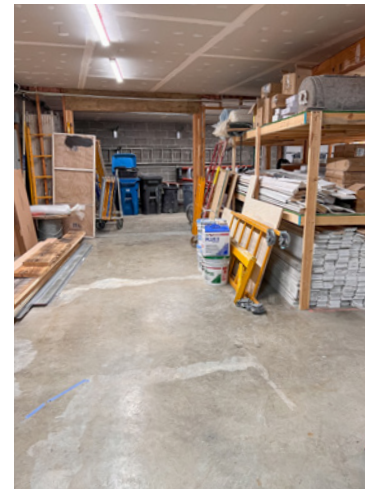
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## Property Features

- ±7,560 SF office/warehouse
- Roughly 60% fully finished office and 40% warehouse
- Fully air-conditioned
- Conveniently located near I-170 and I-64
- New roof installed 2022
- 8' Ceiling height
- Three 8' x 7' loading docks
- First floor warehouse, second floor office
- Outdoor storage
- Lease rate: \$10.50/SF NNN
- **Sale Price: \$1,025,000**



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