

# Investment Property For Sale

**NAIDESCO**

**8054 Litzsinger Rd**  
St. Louis, MO 63144



## Property Highlights

**Offering Memorandum**  
Access Secure Data Room



**For Sale**  
6,000 SF on 0.83 AC



**Industrial Office/  
Warehouse**



**100% Occupied by  
Brentwood Barbell**



**For Sale:**  
\$720,000

For more information, please contact:



**Meghan Donovan**

d (314) 994 - 2320  
c (314) 810 - 9213  
mdonovan@naidesco.com



**William Barnes**

d (314) 994 - 4401  
c (314) 578 - 1708  
wbarnes@naidesco.com

**NAIDESCO**

8112 Maryland Ave, Suite 300  
St. Louis, MO 63105  
(314) 994 - 4800  
[naidesco.com](http://naidesco.com)

## Property Features

Building Type:	Industrial Office/Warehouse
Building SF:	6,000 SF
Lot Size:	0.83 Acres
Occupancy:	100% Occupied by Brentwood Barbell
Clear Height:	12.5'
Loading Docks:	(2) 10' x 10'
Power:	3 Phase
Air Conditioning:	100% Conditioned Space



Located in Hanley Industrial Park



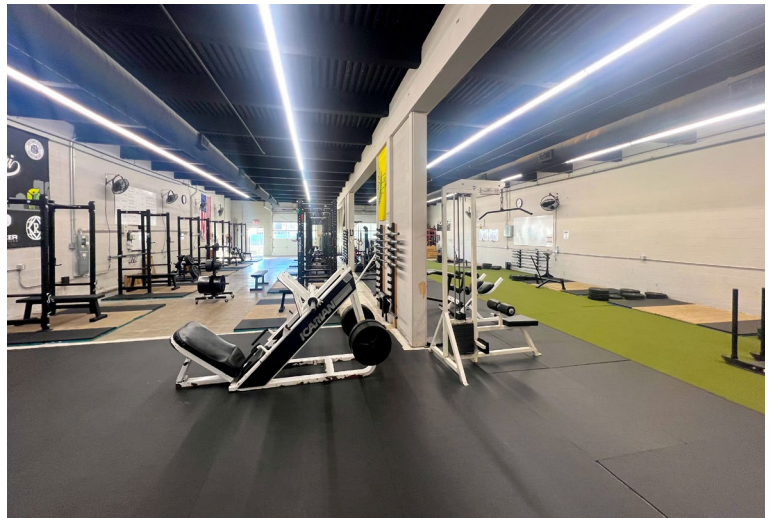
Total Employees (5-Mile Radius) 201,083



Avg. HH Income (5-Mile Radius) \$144,468

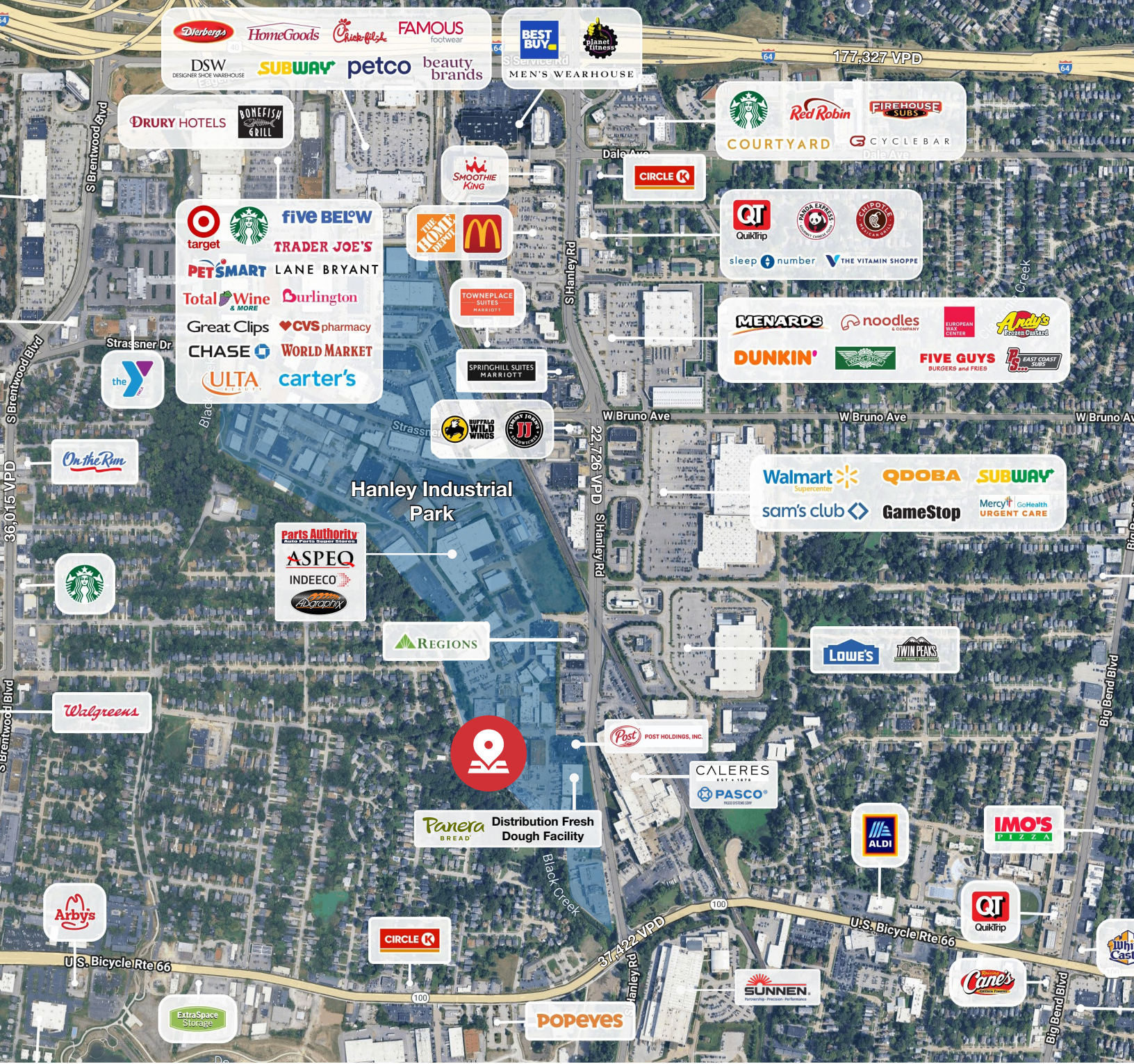


Population (5-Mile Radius) 319,420



# Site Aerial





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