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# For lease

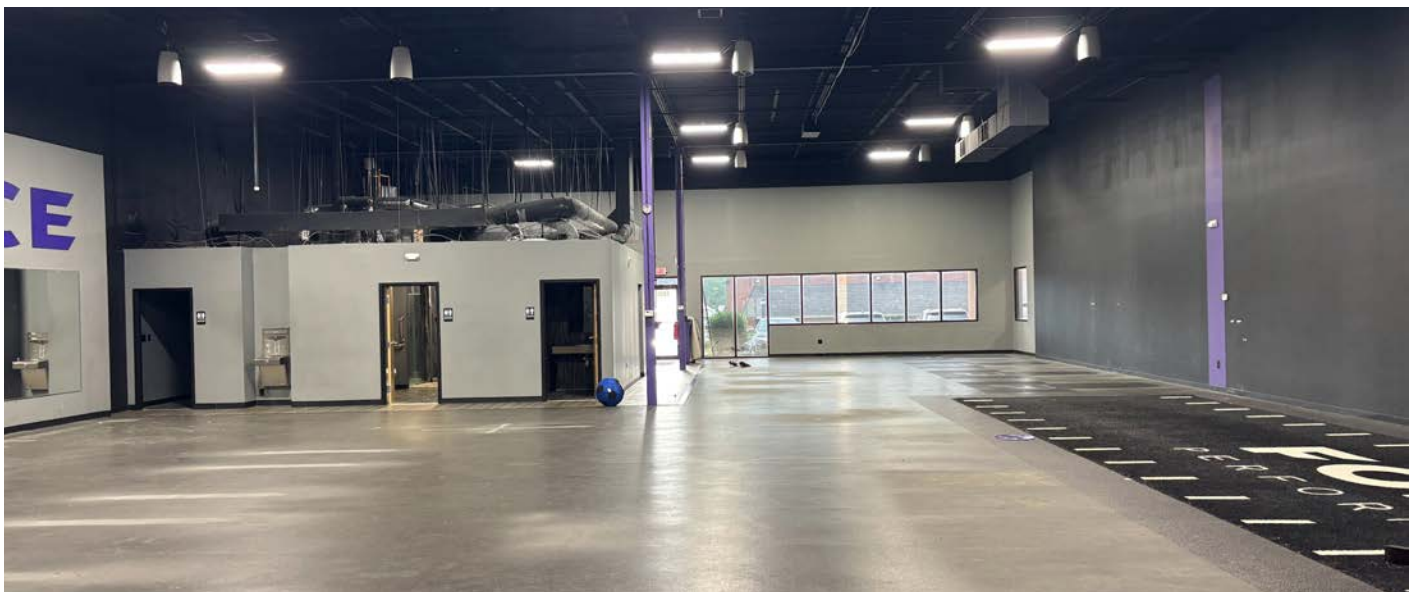
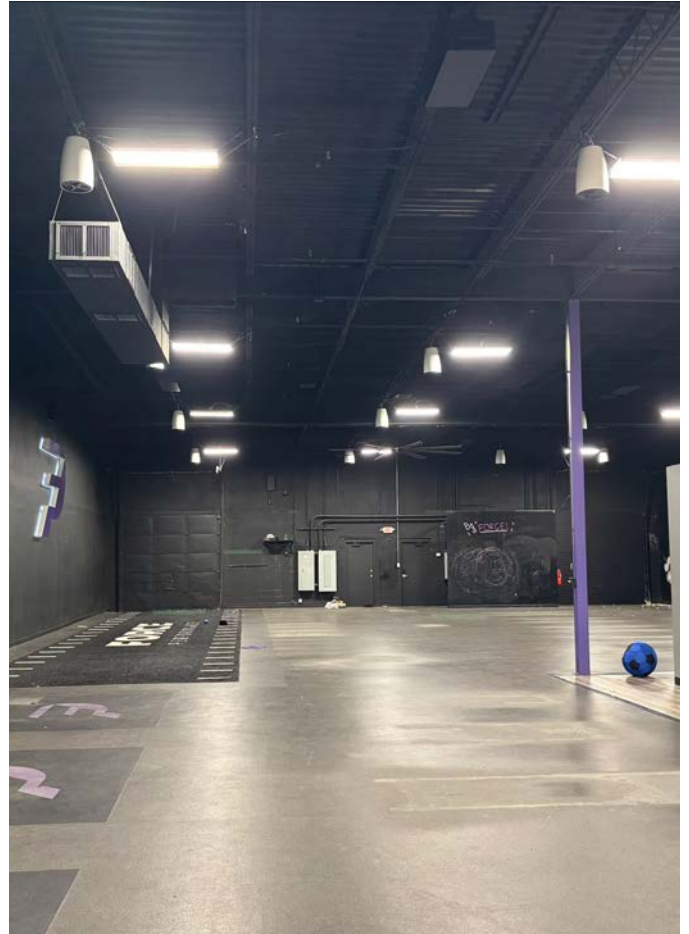
+6,289 SF Office Warehouse /  
Flex Space

1250 Hanley Road / Brentwood, MO 63144

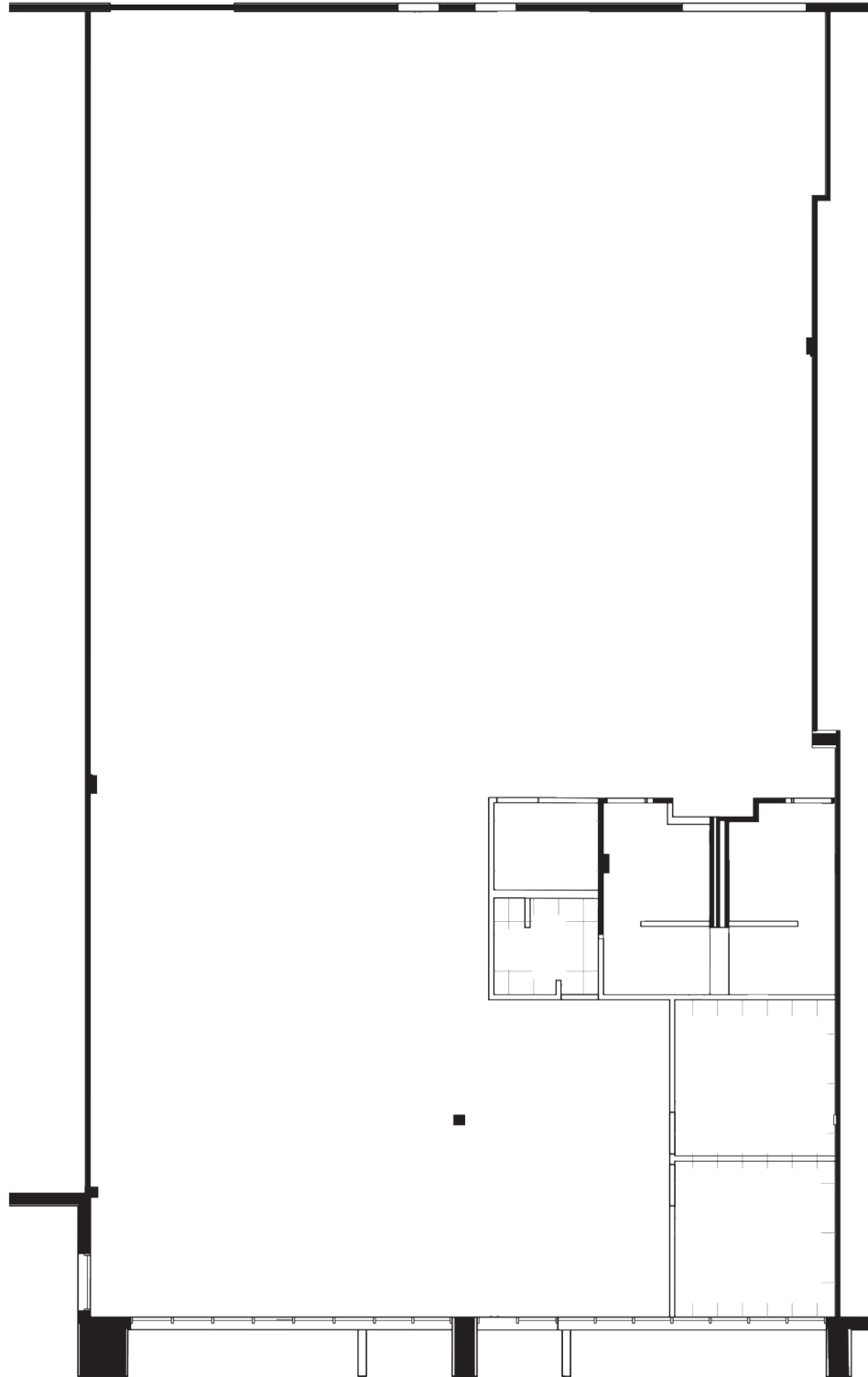
[jll.com/st-louis](https://jll.com/st-louis)

## Near the intersection of Hanley & Strassner

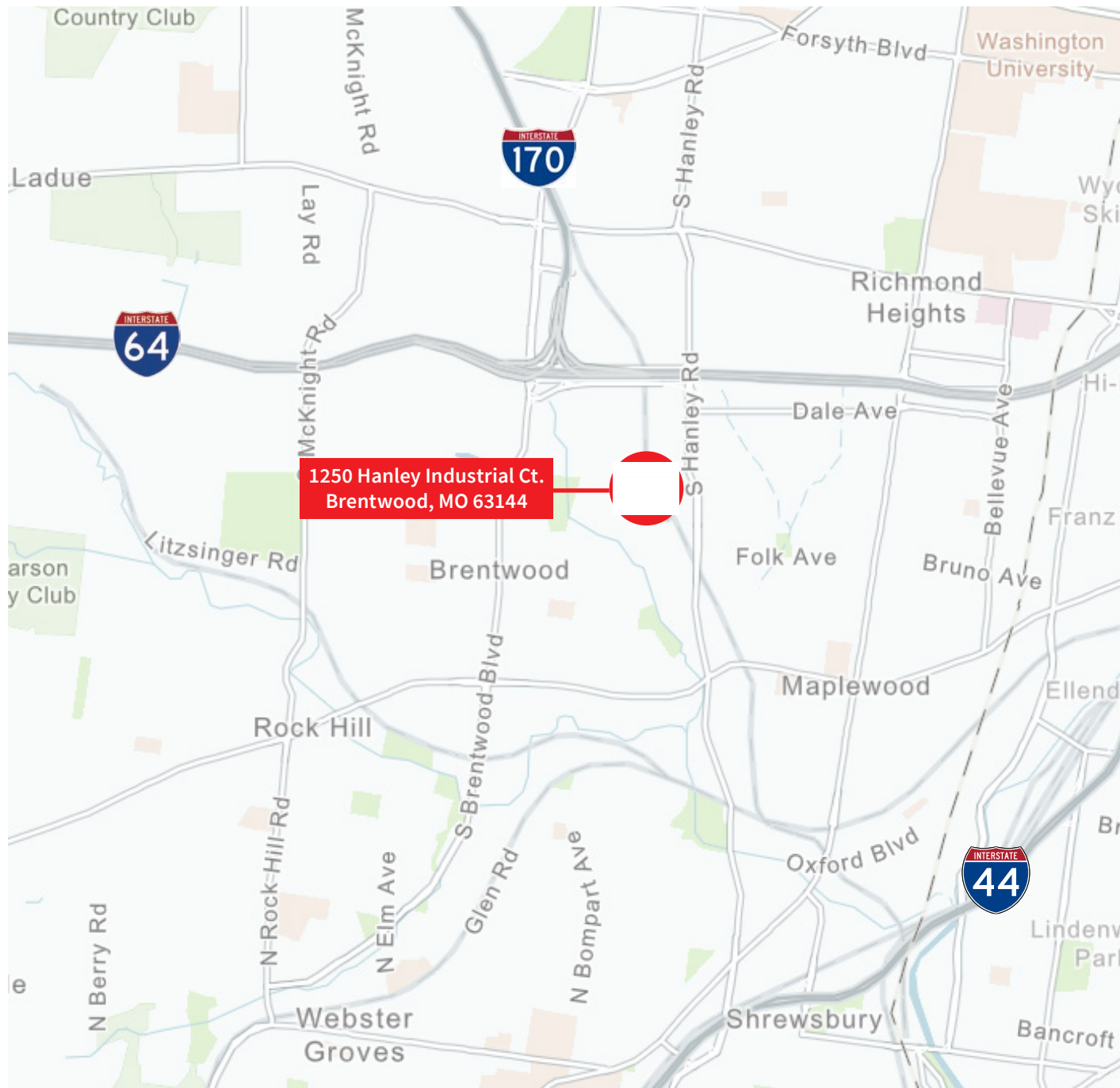
<b>Available Space:</b>	+6,289 SF fully conditioned space
<b>Buildout:</b>	2 private offices, break room and 1 ADA restroom and 2 restrooms with showers
<b>Clear Height:</b>	16'
<b>Dock Doors:</b>	1
<b>Drive-in Doors:</b>	1
<b>Power:</b>	Heavy electric service
<b>Location:</b>	0.2 miles to Hanley Road, less than 1 mile to I-64 & 1.3 miles to I-17
<b>Lease Rate:</b>	Contact Broker for Lease Rate



# Floor Plan







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