

# For lease

Up to ±60,000 SF office/warehouse available

1002 - 1010 Hanley Industrial Ct., Brentwood, MO 63144



**Recently renovated**

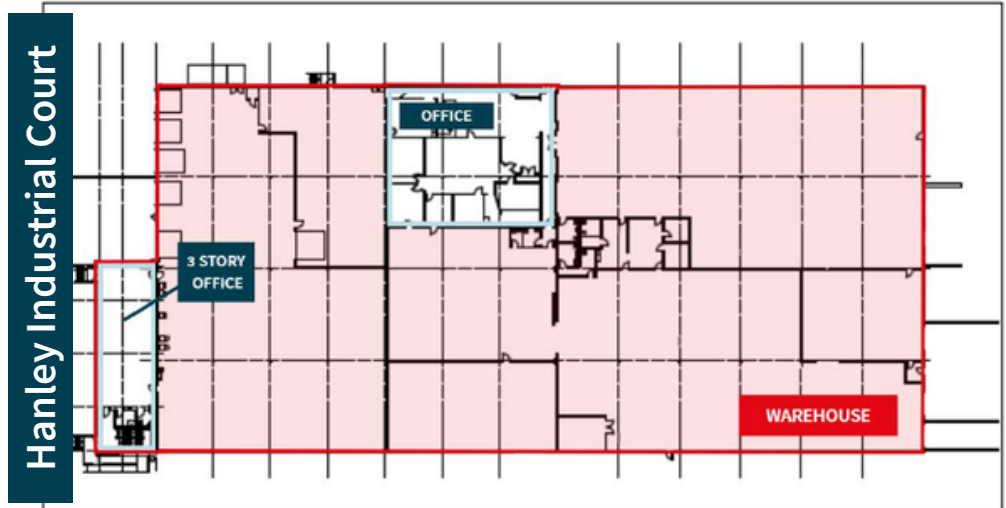
|                  |                                |
|------------------|--------------------------------|
| Size:            | ±60,000 SF office/warehouse    |
| Vacancy:         | 22,334 - 60,000 SF             |
| Office:          | 15% office buildout            |
| Dock:            | 5 dock high doors              |
| Drive-In:        | 6 drive in doors               |
| Clear Height:    | 16' clear height               |
| Fire Supression: | Wet sprinklered                |
| Power:           | Heavy power, on site generator |

**Pricing:** **Contact broker for pricing**



# Amenities and advantages

This versatile property offers up to 60,000 SF of combined office and warehouse space, featuring finished creative office area. The warehouse boasts 16' clear height and is equipped with six drive-in doors and five dock doors. The facility provides excellent highway access, making it ideal for various business operations.



**Renovated in 2022**



**60k+**

Square feet space

**15%**

Office buildout

**16'**

Clear height

**6**

drive-ins

## 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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