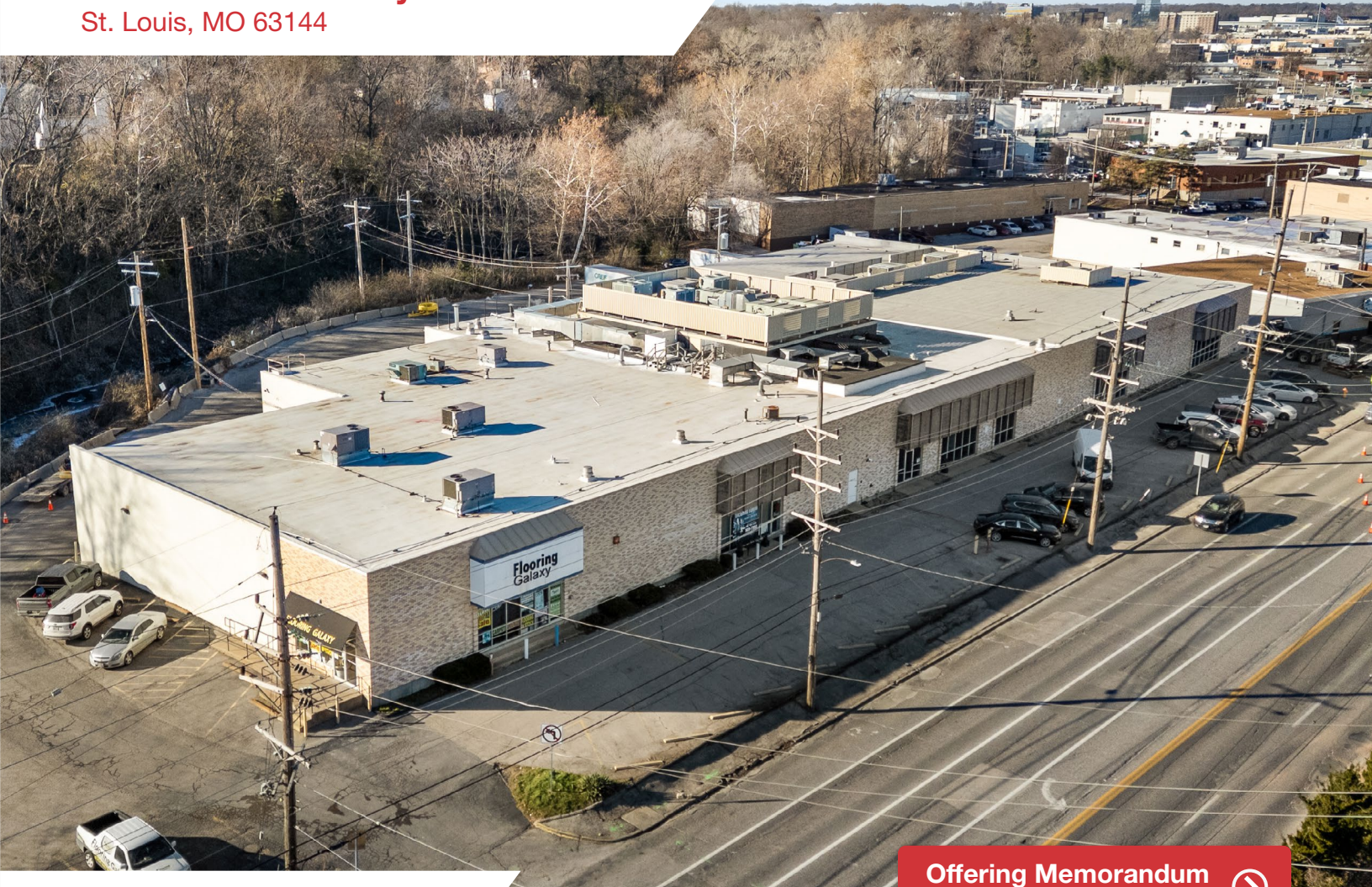


# Potential User/Investor Property For Sale

**NAIDESCO**

**2629 - 2645 S Hanley Rd**  
St. Louis, MO 63144



## Property Highlights

**Offering Memorandum**  
Access Secure Data Room



**For Sale**  
42,750 SF on 3.06 AC



**Industrial Office/  
Warehouse**



**100% Occupied with  
Owner/User Opportunity**



**For Sale:**  
\$3,315,000

For more information, please contact:



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**William Barnes**

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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:** 42,750 SF

**Lot Size:** 3.06 Acres

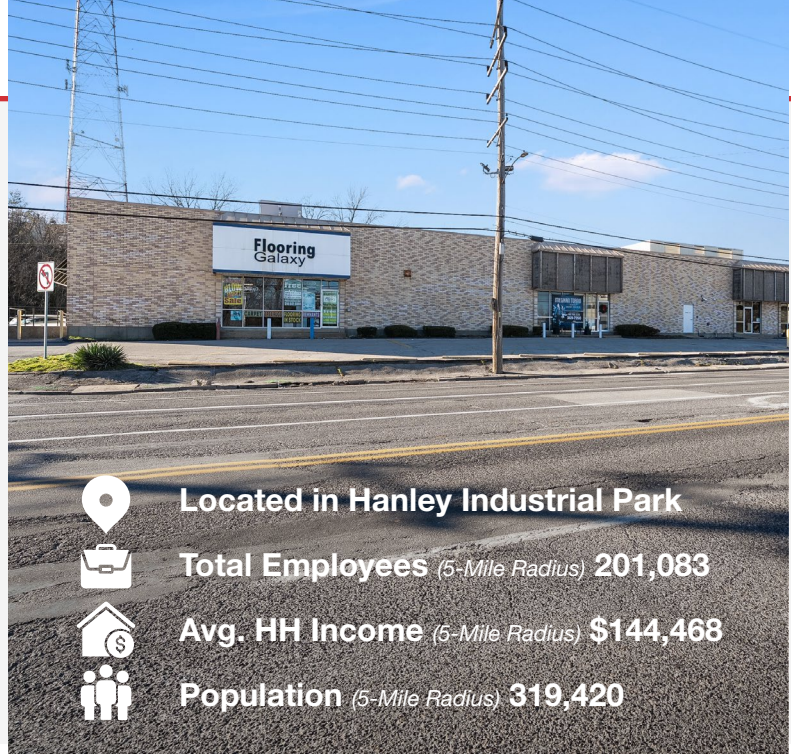
**Occupancy:** 100% Occupied by Flooring Galaxy & Particle Dynamics

**Clear Height:** 16.5'

**Loading Docks:** 8 Docks (1 with Leveler)

**Power:** 3 Phase

**Air Conditioning:** 100% Conditioned Space



**Located in Hanley Industrial Park**



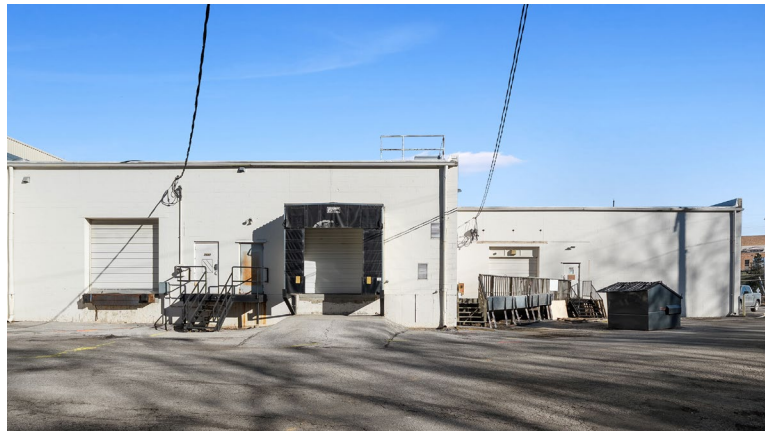
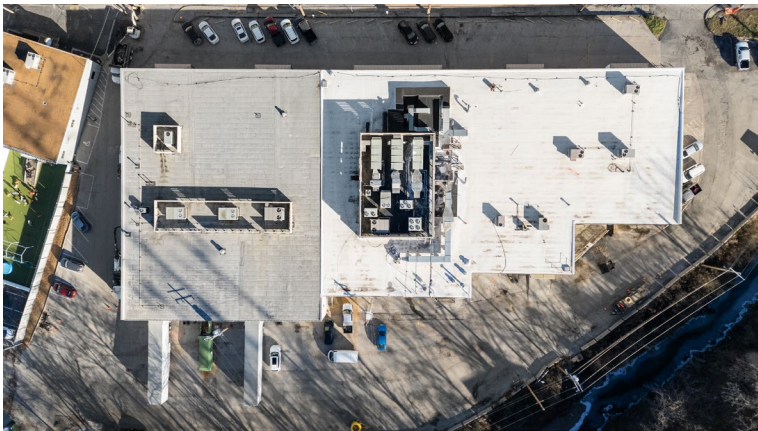
**Total Employees (5-Mile Radius) 201,083**



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



**Population (5-Mile Radius) 319,420**



# Site Aerial





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