

Hazelwood, MO

560-567

ANGLUM RD

For Sale & Lease



560 Anglum Rd

PHOTOS + DETAILS

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Building Highlights

- **For Sale: \$3,850,000**
- **For Lease: \$4.95 PSF NNN**
- 35,000 SF standalone industrial warehouse
- Approximately 3,000 SF of office space
- 4 loading docks (2 with levelers)
- 21' clear height
- 36' x 24' column spacing
- Wet sprinkler system
- 3-phase heavy power
- 30 on-site parking spaces
- TPO roof
- Full masonry construction
- Immediate Availability



Click here for a video
overview of the property.



DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	3,377	43,066	157,025
Median HH Income	\$49,692	\$66,296	\$68,775
Population Median Age	33.1	37.5	36.5
Households	1,611	18,981	65,540



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AERIAL

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The warehouse at 560 Anglum Rd is available to purchase or lease and use now. Adjacent 120-space lot at 567 Anglum Rd is for sale as a package with the purchase of the warehouse. Currently, an A+ credit tenant leases the adjacent 120-space lot through July 2031: covers part of the note for an owner user, or delivers built-in income from day one for an investor



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FLOORPLAN

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- 2016 renovation: new roof and full systems overhaul
- 2020 upgrades: high-bay LED throughout and exterior LED wall packs
- Minutes from St. Louis Lambert International Airport
- M3 Industrial Zoning, City of Hazelwood



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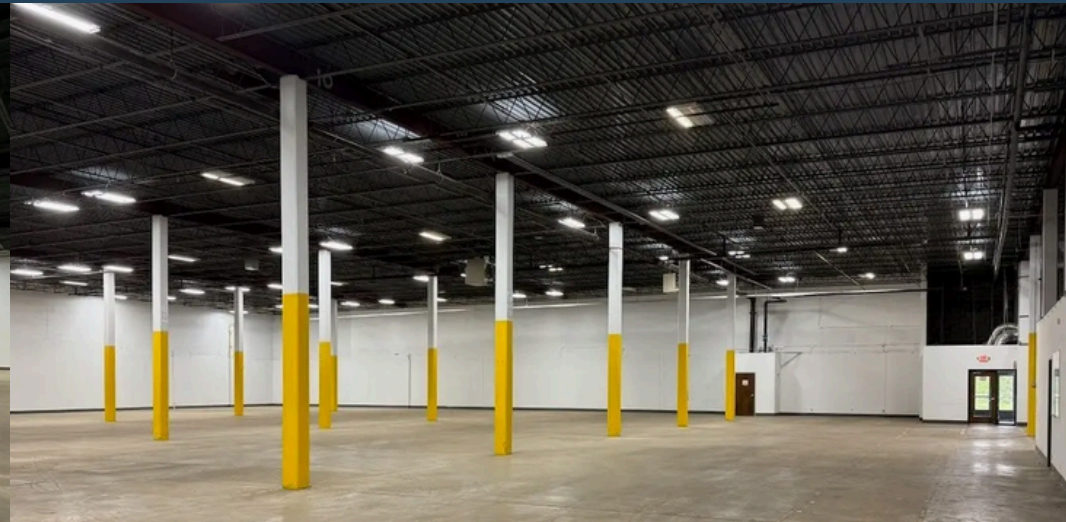
PHOTOS

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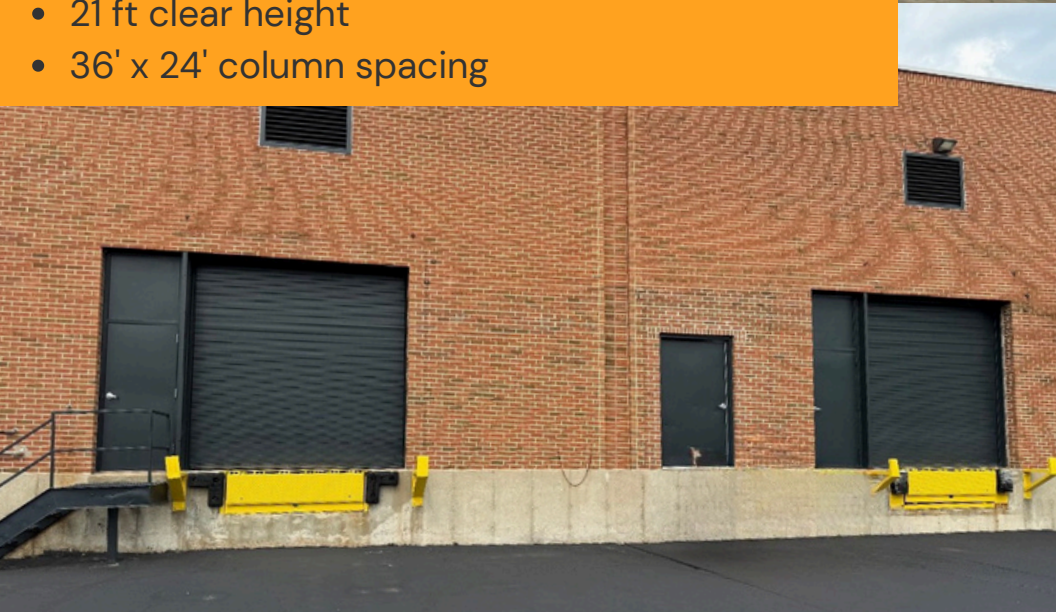
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560 Anglum sits in the middle of Hazelwood's logistics corridor, and the building earns its place there. Ownership overhauled it in 2016 with a new roof and full systems replacement, then upgraded the lighting package in 2020 with high-bay LED throughout the warehouse and LED wall packs on the exterior.

The site also sits inside the airport's freight corridor. St. Louis Lambert International operates minutes south, and three interstates ring the property: I-270 to the west, I-170 to the east, and I-70 along the airport's southern edge. A truck leaves the dock and reaches any of the three without working through local traffic first.

Air freight, ground, and regional routes converge here, which explains the neighbors. Amazon operates two doors down. Boeing, USPS, Rivian, and Bunzl all run operations within the same few blocks. That concentration means the distribution infrastructure already exists, and so does a workforce that knows high-volume fulfillment..