

# FOR SALE Office/Warehouse & Manufacturing 5141, 5149, & 5127 N. Hanley Rd., St. Louis, MO 63134



#### **Square Footage**

5141 N. HANLEY RD.: 10,728 SF

5149 N. HANLEY RD.: 10,000 SF

5127 N. HANLEY RD.: 10,000 SF

# **Property Highlights**

- Located in North Park business park near St. Louis Lambert International Airport
- Immediate access to I-70 & I-170
- Dock & drive-in loading
- Heavy power
- Small fenced outside storage area
- Located in the City of Berkley, MO

- Zoning: AD-Airport District (most industrial uses allowed)
- Located within a designated Opportunity Zone
- 2019 Real Estate Taxes \$0.78 PSF
- Asking Price: \$1,395,000 (\$45.40 PSF)

VIEW VIRTUAL TOURS ON PAGE TWO



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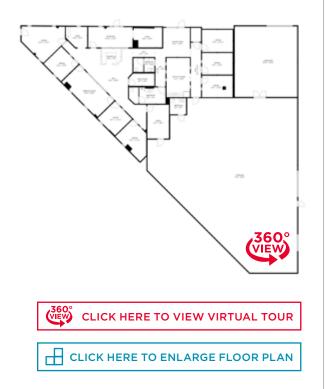
Keith Ziercher, CCIM Senior Associate +1 314-746-0384 keith.ziercher@cushwake.com

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### 5141 N. HANLEY RD.

- •10,728 SF
- Approximately 40% Office Finish
- •1 Dock, 2 Drive-In Doors
- •17' Clear Height (19'17" at the peak)
- 480V, 200 amp, 3 Phase & 240V, single phase
- Built in 1988

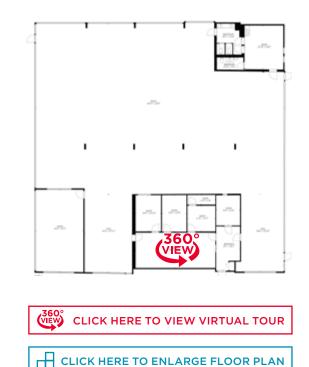


#### 5149 N. HANLEY RD.

- •10,000 SF
- Small Office & Restrooms
- 2 Docks (exterior platform), 1 Drive-In Door
- 22' Clear Height (25' at the peak)
- 480V, 800 amp, 3 Phase
- Built in 1988

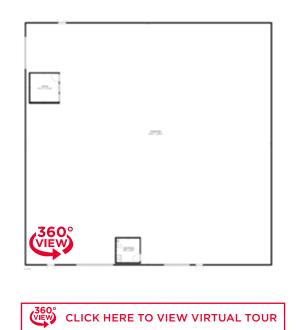
# 5127 N. HANLEY RD.

- •10,000 SF
- Approximately 15% Office Finish
- 2 Docks, 1 Drive-In Door
- •12' Clear Height
- 480V, 1200 amp, 3 Phase & 480V, 600 amp, 3 Phase
- Built in 1970



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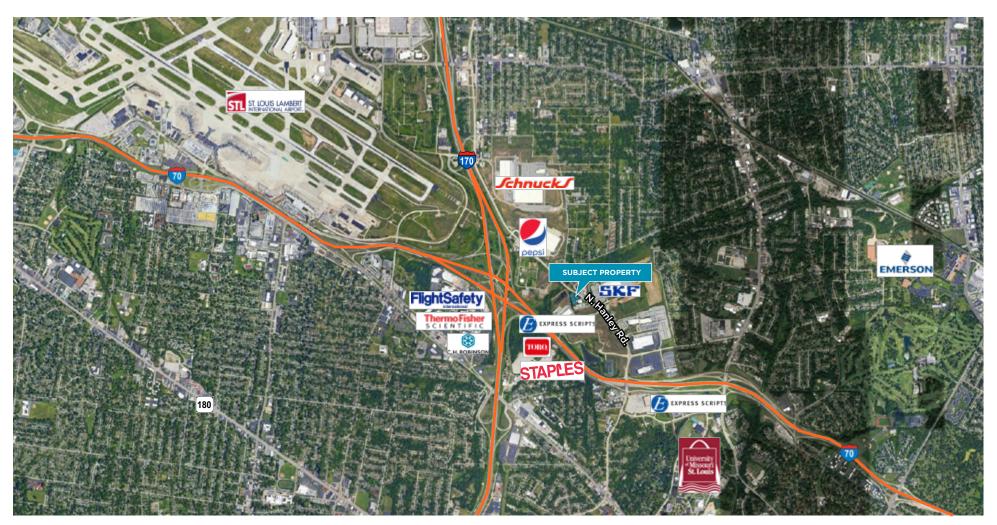
CLICK HERE TO ENLARGE FLOOR PLAN





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Aerial



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