

For Sale or Lease



±153,000 SF Distribution or Light Manufacturing Facility

Site Features

- Total size: ±153,000 SF
- Land: ±8.3 acres
- Office: ±18,965 SF (2-story)
- Warehouse/production area: ±134,000 SF
- Sprinklered
- Heavy power: 4,000 amps 277/480V electrical service
- Partial Climate controlled warehouse area
- Multiple dock-high doors
- ±165 parking spaces
- Roof was replaced in late 2018
- Excellent access to Interstate 69, State Highway 90 and Beltway 8
- Existing food-related infrastructure can be removed to create wide open distribution or light manufacturing area
- Clear height: ±32' - ±36'
- Lease rate: \$0.55 NNN
- As-Is sales price: \$10,500,000

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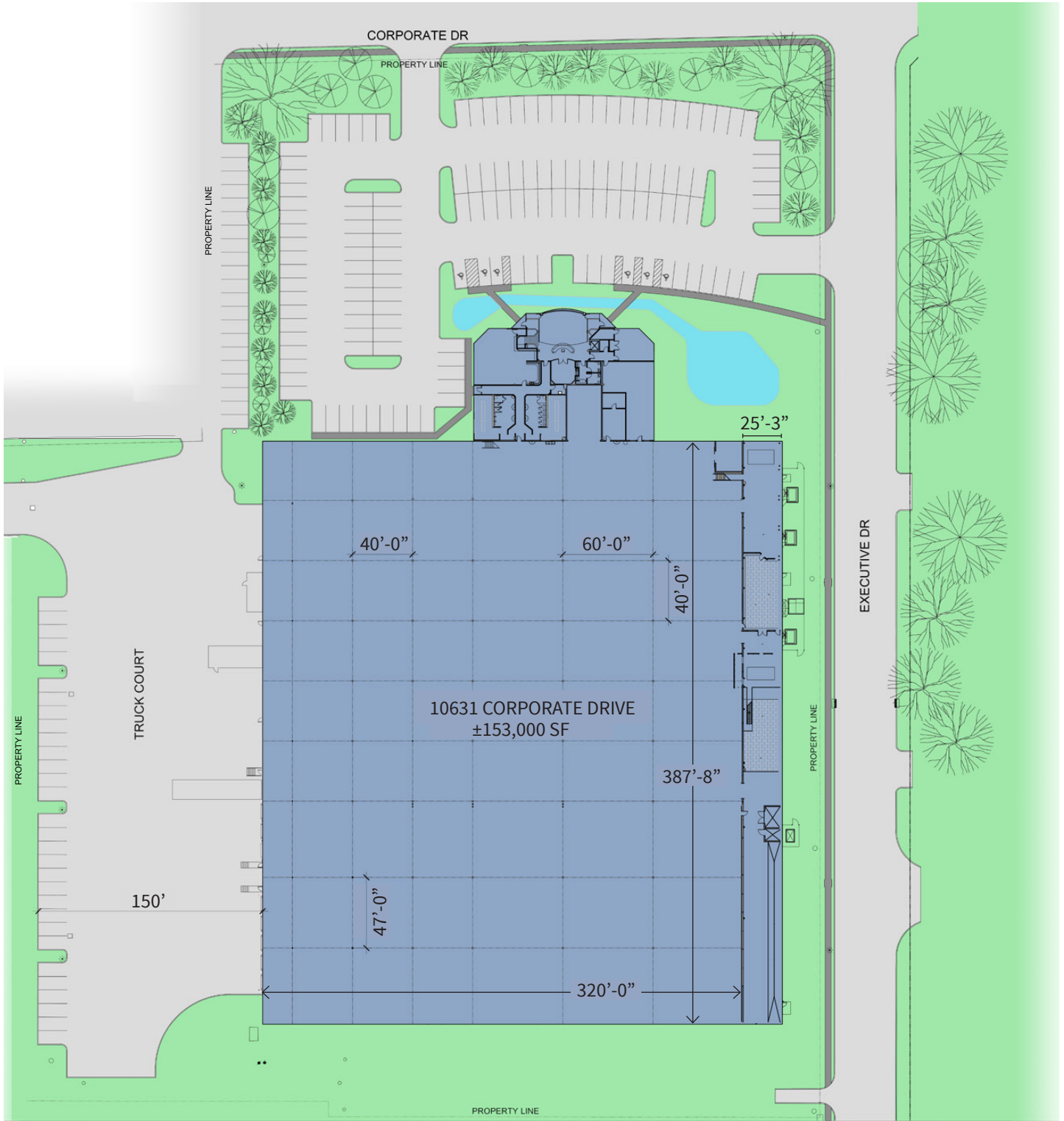


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Site Plan



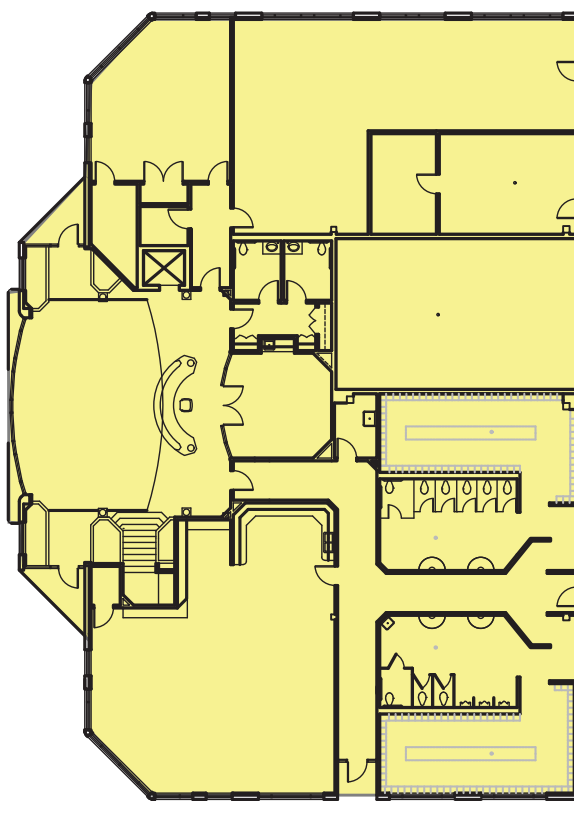
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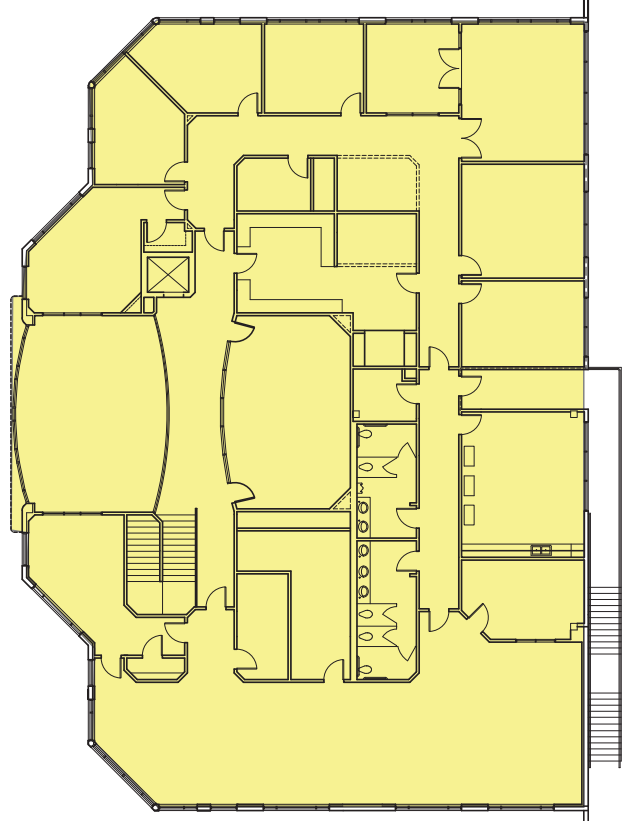
First Floor Office

±9,380 SF



Second Floor Office

±9,584 SF



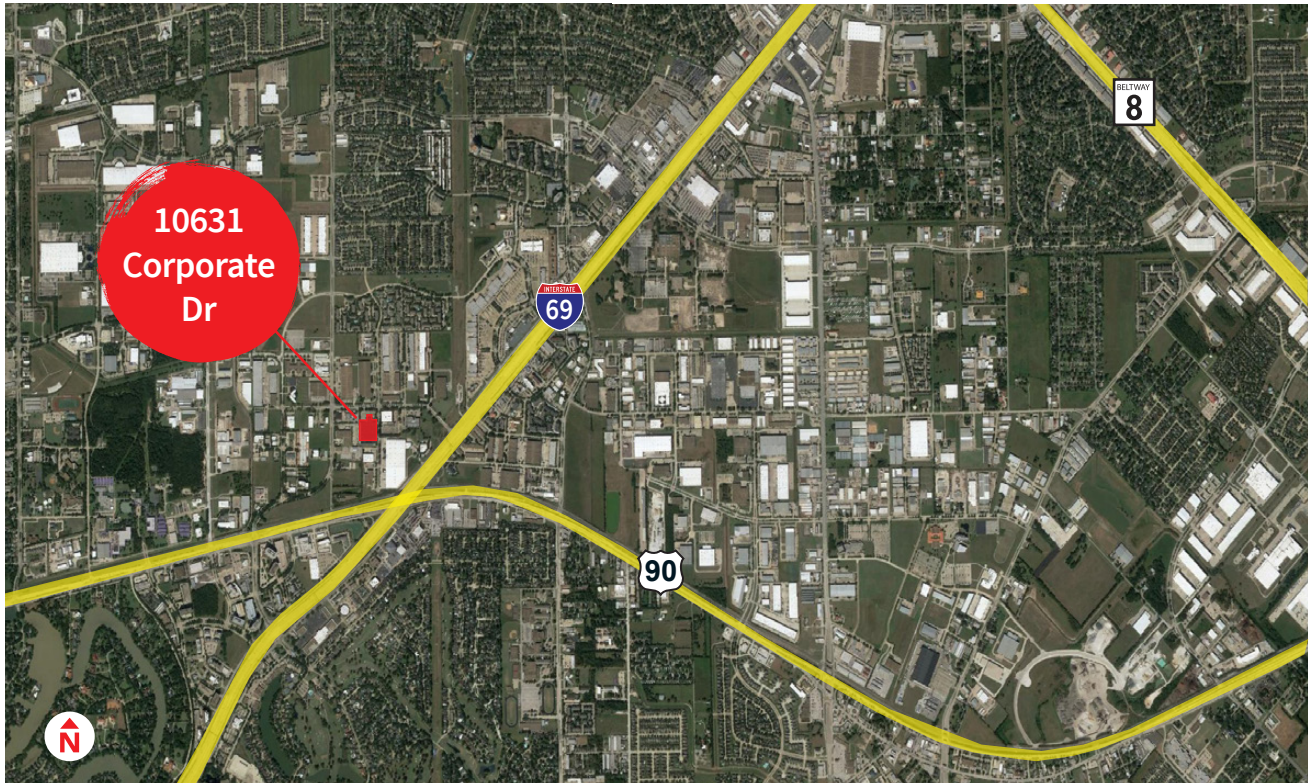
CONCEPTUAL RENDERING OF WAREHOUSE AREA

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Aerial



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