

# For Sale

## 698 W. STATE HWY 179

Teague, TX 75860

±2.47 Acres,

±18,000 SF Warehouse | 2,550 SF Office



### Property Highlights

#### PROPERTY SIZE

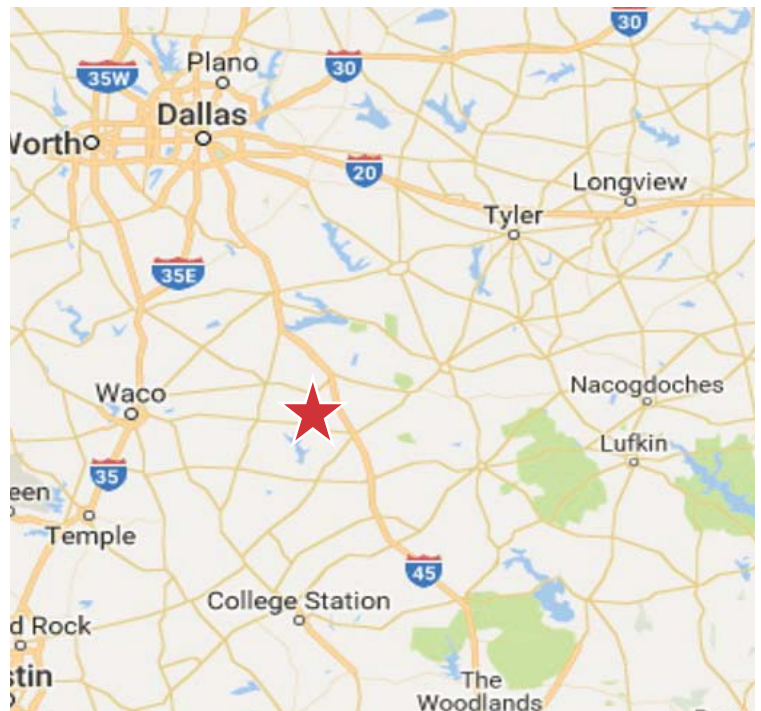
- Land: ±2.47 Acres
- Warehouse: ±18,000 SF
- Office: 2,550 SF

#### PROPERTY & BUILDING FEATURES

- Freestanding Metallic Construction
- 5 Ton and 10 Ton Cranes
- 8,000 SF Covered Storage
- T-5 Lighting
- Big Ass Fans
- Grade Level Loading
- Stabilized and Fenced Yard
- Fully Insulated
- Multiple 2 To Jib Cranes
- Wash Bay
- Clear Span

#### SALE PRICE

~~\$1,300,000~~ REDUCED \$950,000



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