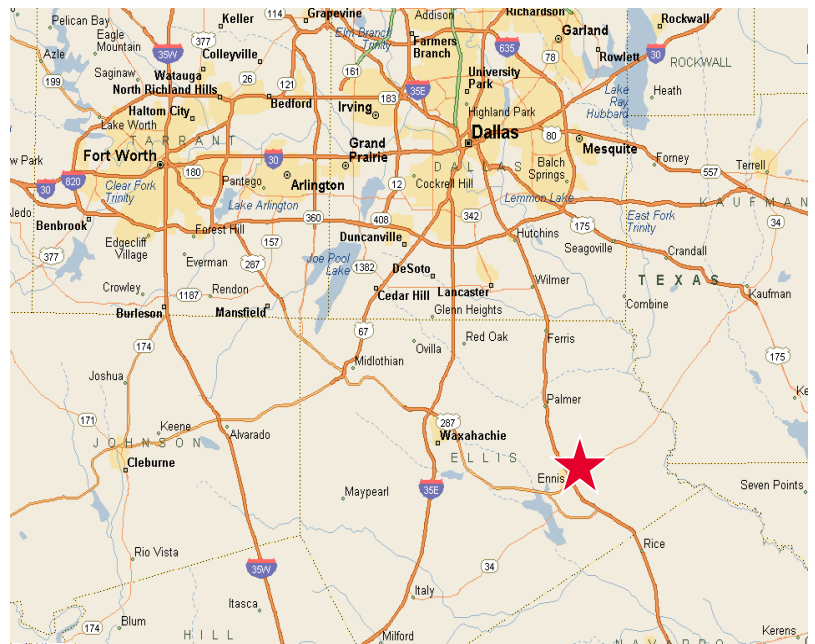


FREE STANDING METAL BUILDING



Property Features

- Building Size: 18,000 SF (Land: ± 1.23 Acres)
- Zoning: M-2
- Shell Space
- Clear Height: 18'
- Loading: 7 Dock (2 with Ramp)
Plus Loading Platform
- Building Dimensions: Approximately 120 x 150
- Lighting: Metal Halide Fixtures
Skylights in Warehouse
- Column Spacing: Only 1 Column Row
- Sprinkler: None
- Truck Parking: 1 Truck Apron ± 236 Feet
- Location: Access to I-45 (Exit 255 / Garrett exit)
Approx. 34 miles South of Downtown Dallas



For more information, contact:

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The city of Ennis in Ellis County, Texas is located approximately 34 miles South of Dallas, 46 miles East of Fort Worth, and 187 miles North of Houston. It is a thriving community of 18,513. Today Ennis is big business. Over 4,000 people work in 40+ industries. The city produces electric power, automotive components, plastic storage containers, furniture, steel, electronics, custom rifles, paint, roofing materials and numerous other products including business and computer documents. The city of Ennis has increased its market valuation over the last ten years by more than \$535 million through economic growth. Ennis is a welcoming place and is confident their incentives are among the best in the United States to grow business.

Demographics

- Est. Population: 20,000 /
- Est. City Workforce: 4,000 + /
- Est. Median Household Income: \$43,358



East Side



South Side



Interior



Loading Platform

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