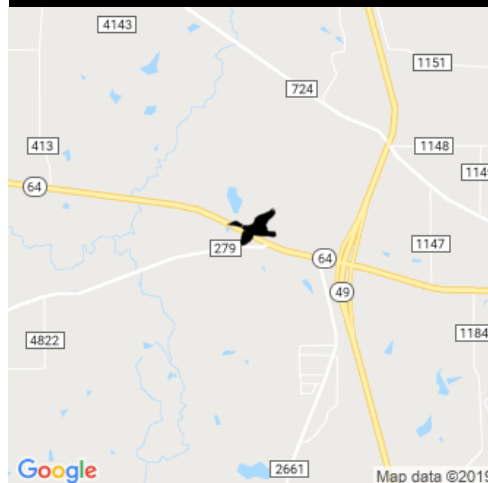


Investment Property Commercial Building

16258 FM 279, Tyler, TX 75704



LOCATION



WAREHOUSE/FLEX SPACE FOR SALE

Total SF: 6,000
Total Acres: 8.50
Sales Price: \$695,000.00 Total Price

Contact

Becky McCord
Associate - Industrial and Warehouse
becky@draketexas.com

Features

- Approx. 6,000 sf Warehouse/Storage
- Steel Frame construction Built in 2015
- Fenced and gated; Concrete drive; 20% Tenant Leased
- Frontage on FM 279 & Hwy. 64 W.
- (5) 1,200 sf suites with office and restroom; 14' OH doors and walk-thru
- High visibility; Outside the city limits; Land & Improvements
- **Sale Price: \$695,000**
- **7 acre adjacent land only: \$210,000**
- Just west of Loop 49 & FM 2661
- Easy access to Loop 49, Hwy. 64 & Hwy 31
- Units For Lease individually - Contact Agent