

### SPACE FEATURES:

- 2-Building Complex on High Traffic Loop 224: 727 - Office in front / Warehouse in rear; 731 - Warehouse
- Lean 2 Dry Storage in Rear
- Dock High Loading
- Gated Entry with Perimeter Fencing
- 18'-0" Clear Height in Warehouse
- Ample Space for 53' Trailer Turning Radius



### FOR MORE INFORMATION PLEASE CONTACT:

Jonathan Dunn  
713-319-4467  
[jdunn@cpre.com](mailto:jdunn@cpre.com)

**CPRE Commercial**  
3505 North Street  
Nacogdoches, TX 75965  
(936)564-2622

LoopNet [Link](#)

### RENTABLE BUILDING AREA:

727 SE Stallings Dr: 8,250 SF  
731 SE Stallings Dr: 7,200 SF  
**TOTALS: 15,450 SF**

### LAND:

1.33 AC; Add'l 1.63 AC Available

### BASE RENT:

\$5,150.00/Month

### 2025 ESTIMATED NNNs:

\$1,287.50/Month

### PROPERTY HIGHLIGHTS

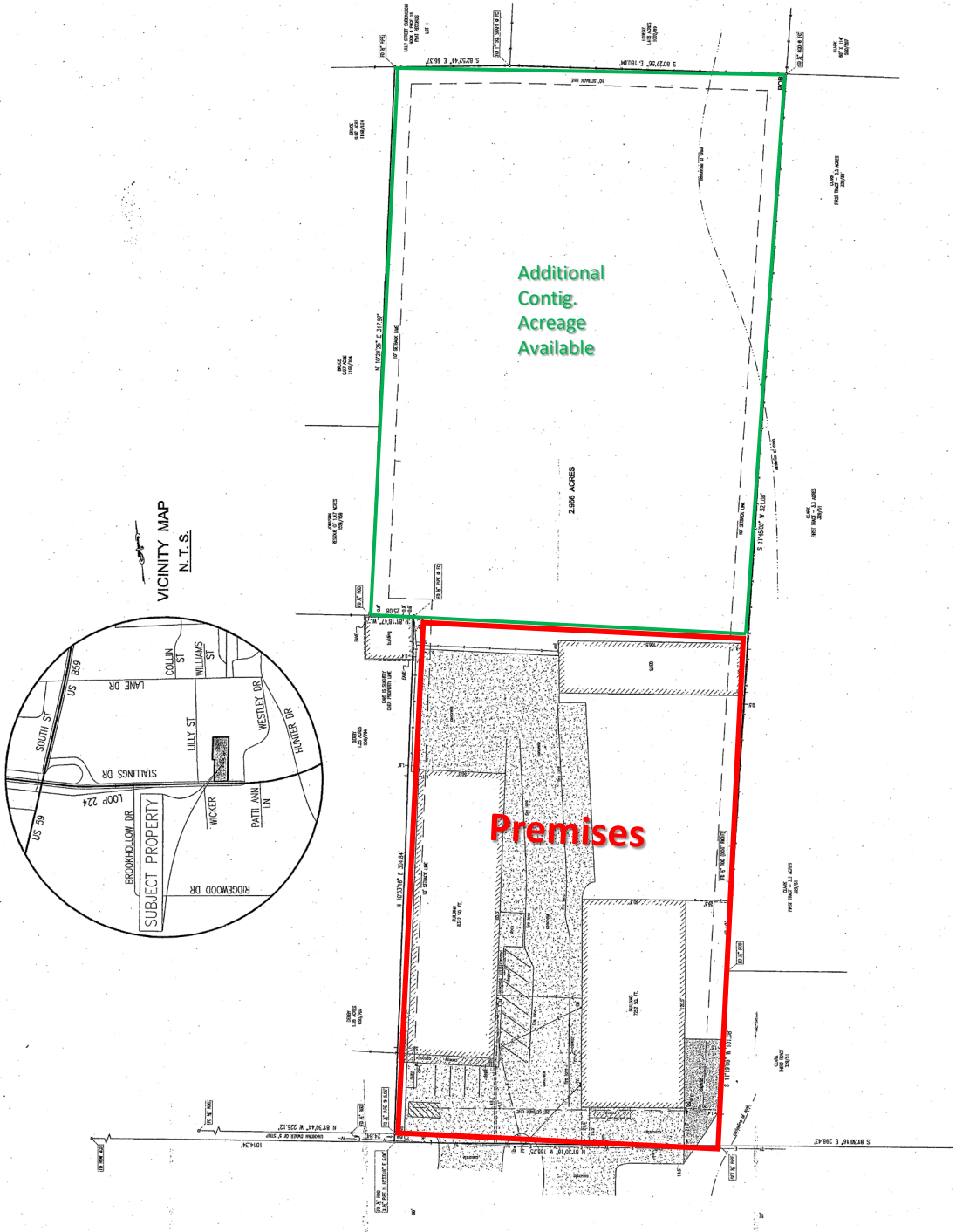
- + Interior Fenced Storage Yard with Additional Rear Acreage for Yard Expansion
- + 18'-0" Clear Height in Warehouse
- + Loading: Multiple Surface Bays, (2) 10' x 12' Dock High Bay (27"), (1) Loading Dock (48") with 12' x 15' Bay
- + ~190 Feet of Loop 224 Frontage
- + Traffic Counts of ~20,000 VPD

2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Lilly St



2025 CPRE Commercial This information has been obtained from sources deemed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.