

315 N Washington Avenue Cleveland, Texas 77327

Industrial Investment Opportunity

Executive Summary

315 N Washington Avenue offers investors the opportunity to acquire a long-established industrial warehouse with a proven operating history. Constructed in 1993, the property has served as a distribution facility for over three decades and provides immediate rental income with future owner-user flexibility.

Investment Highlights

- Long-term occupancy since 1993
- Established distribution facility
- Excellent highway visibility
- Corner commercial location
- Multiple overhead doors
- Current lease through March 31, 2027
- Extension option through March 31, 2030
- Future owner-user potential
- Hard-to-find small industrial investment

Property Specifications

Building	4,240 SF
Land	13,450 SF
Year Built	1993
Parking	Approx. 9,300 SF Asphalt + 1,032 SF Concrete
Current Rent	\$2,205 / Month
Annual Income	\$26,460
List Price	\$520,000
Price/SF	\$122.64
Lease	Through 3/31/2027 + Option to 3/31/2030

Ideal Buyer

Suitable for private investors, 1031 exchange buyers, and owner-users seeking a well-located industrial asset with in-place income and future occupancy flexibility.

Presented By

Shannon Thornton
Jacobs Properties