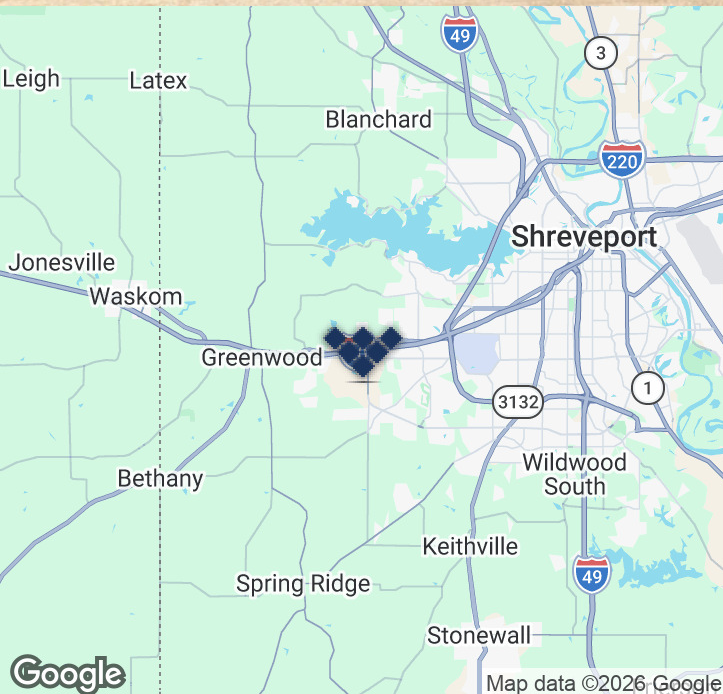
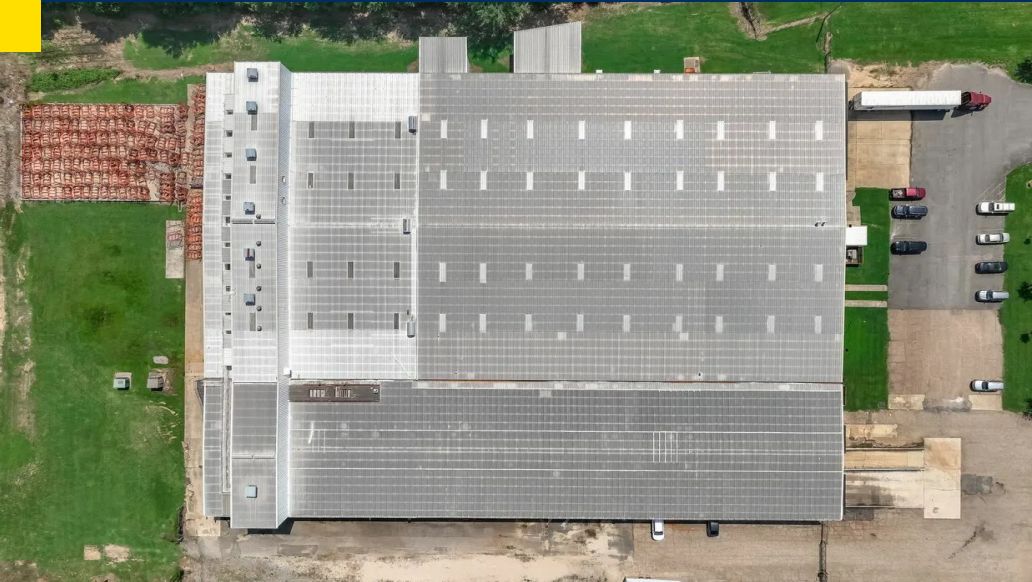






Offering Summary

Sale Price:	\$2,850,000
Price/SF:	\$32.91
Lease Rate:	\$4.50 SF/yr (NNN)
Building Size:	86,600 SF
Office Space:	5,865 +/-
Clear Height:	20' ft.
Land Area:	6 Acres
Zoning:	I-2
Fenced:	Yes
Fire Protection:	Fully Sprinklered (Wet System)



This ±86,600 SF industrial building is strategically located off W. Bert Kouns Industrial Loop, offering excellent access to I-20, I-49, and regional freight corridors. Constructed of insulated metal with a standing-seam roof, the facility includes ±5,865 SF of office and ±80,785 SF of warehouse space with a 20' clear height.

- □ 7 dock-high doors and 1 concrete ramp
- □ Fully sprinklered (wet system)
- □ Heavy power capability
- □ Fenced Yard
- □ 6 acres
- □ Zoned I-2 Industrial



