

INDUSTRIAL FOR SALE - INVESTMENT

STAND ALONE INDUSTRIAL WITH YARD

204 FARM TO MARKET 696, ELGIN, TX 78621



FOR SALE

LOCAL REAL ESTATE GROUP

1801 S MoPac Expwy #100
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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657845, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

204 FARM TO MARKET 696



OFFERING SUMMARY

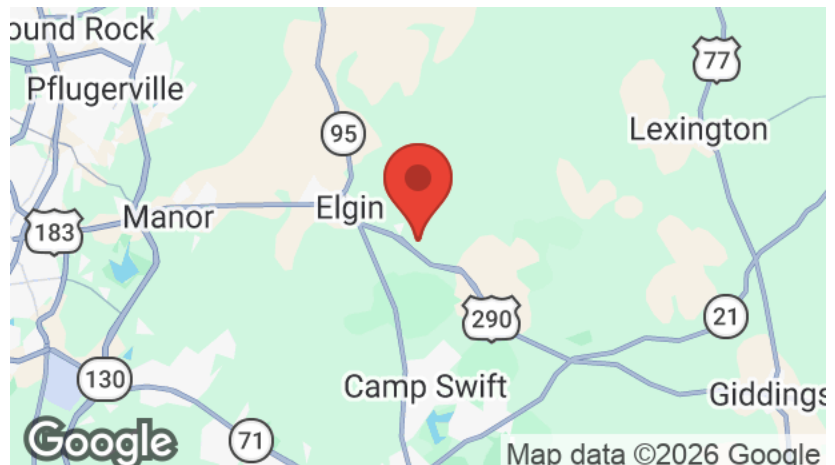
PRICE:	Call for Pricing
BUILDING SF:	5,750
:ANNUAL BASE RENT	\$71,875
LEASE RATE:	\$12.50/sf + NNN
LEASE TERM:	thru June 2028
LOT SIZE:	1.44 AC
WAREHOUSE SF:	5,750
DOCK DOORS:	0
GRADE DOORS:	Three (3) 12' & 14' High
CLEAR HEIGHT:	Varies 14'-18'
POWER:	3 Phase Available
YARD:	Yes - Stand Alone

PROPERTY OVERVIEW

Very Unique and highly sought after Industrial Investment FULLY CLIMATE CONTROLLED SPACE, Affordable and Stand Alone Industrial/Flex Space on over an acre of land. The space has secure gate access, 100% climate controlled and insulated space with private bathrooms and office spaces. Boasting 14-18' clear heights on the inside with three (3) grade level doors (12'-14' high).

3 phase power is available for adequate operator. We have this unique opportunity for sale or lease. Reach out and we can discuss the details. Space is leased through June 2028 with a quality tenant.

Rent rate from
06/2026-05/2027 is \$12.5/sf + NNN
06/2027-05/2028 is \$12.875 + NNN



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PROPERTY PHOTOS - PRIOR TO TENANT TAKING POSSESSION

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PROPERTY PHOTOS - EXTERIOR (WITH TENANT)

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PROPERTY PHOTOS - WAREHOUSE (WITH TENANT)

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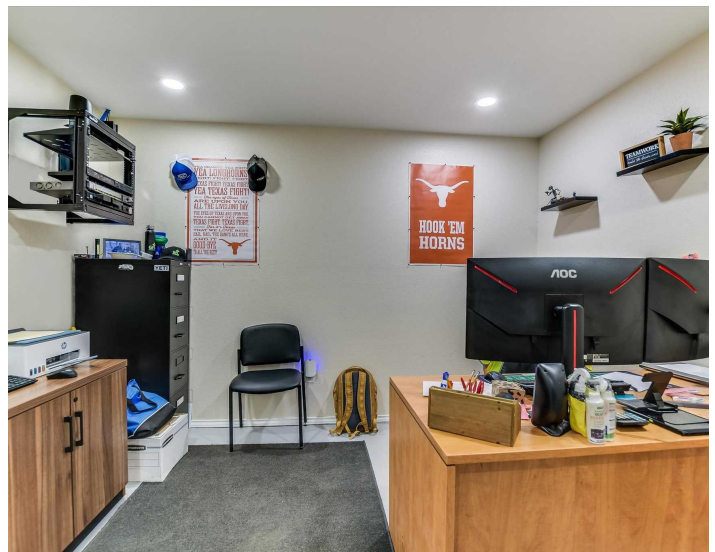


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PROPERTY PHOTOS - INTERIOR OFFICE

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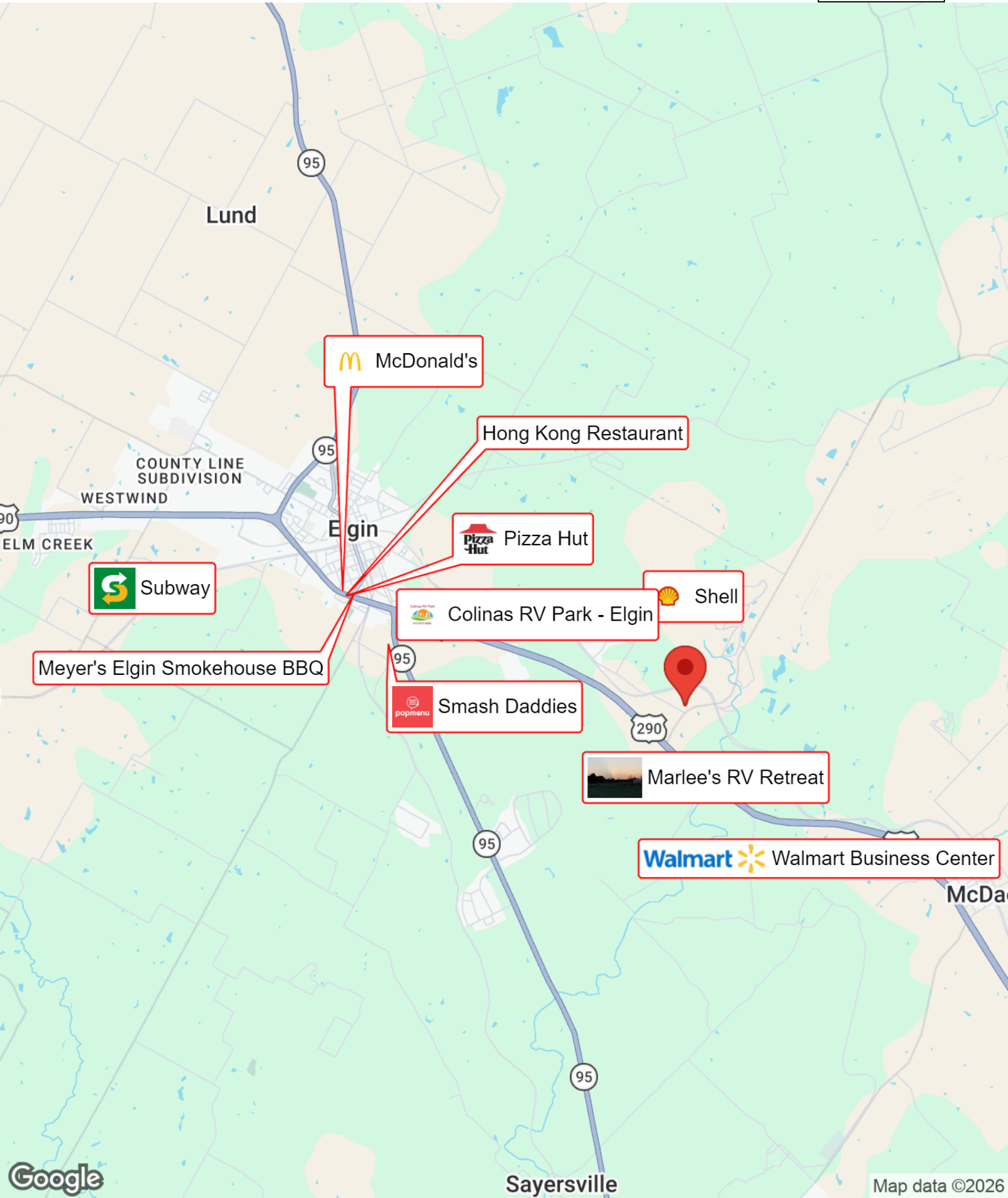


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BUSINESS MAP

204 FARM TO MARKET 696




 McDonald's

Hong Kong Restaurant


 Pizza Hut

 Shell

 Colinas RV Park - Elgin

 Smash Daddies

 Marlee's RV Retreat

 Walmart Business Center

Meyer's Elgin Smokehouse BBQ

 Subway

COUNTY LINE SUBDIVISION
WESTWIND

Lund

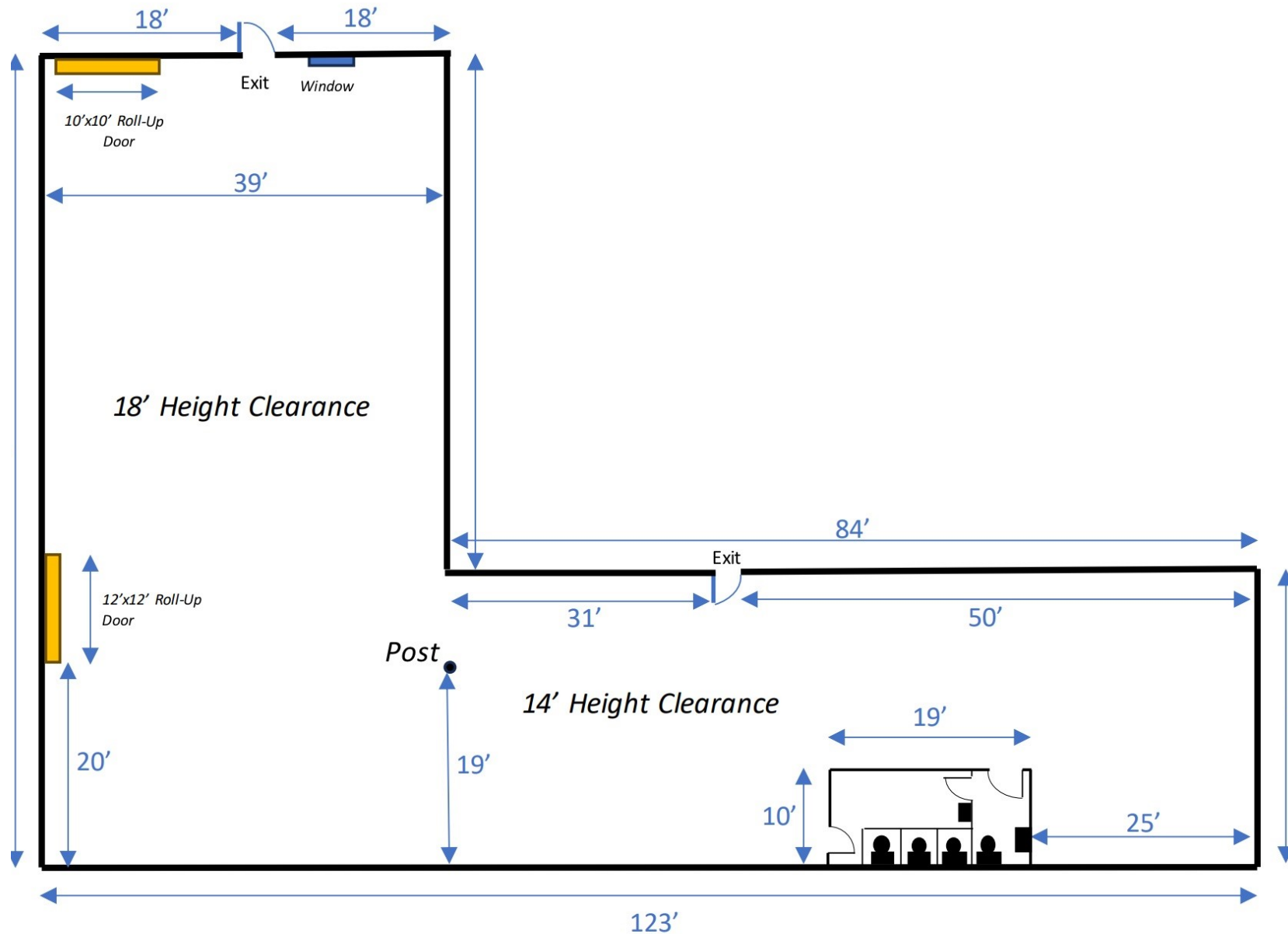
Elgin

Sayersville

McDa

FLOOR PLAN

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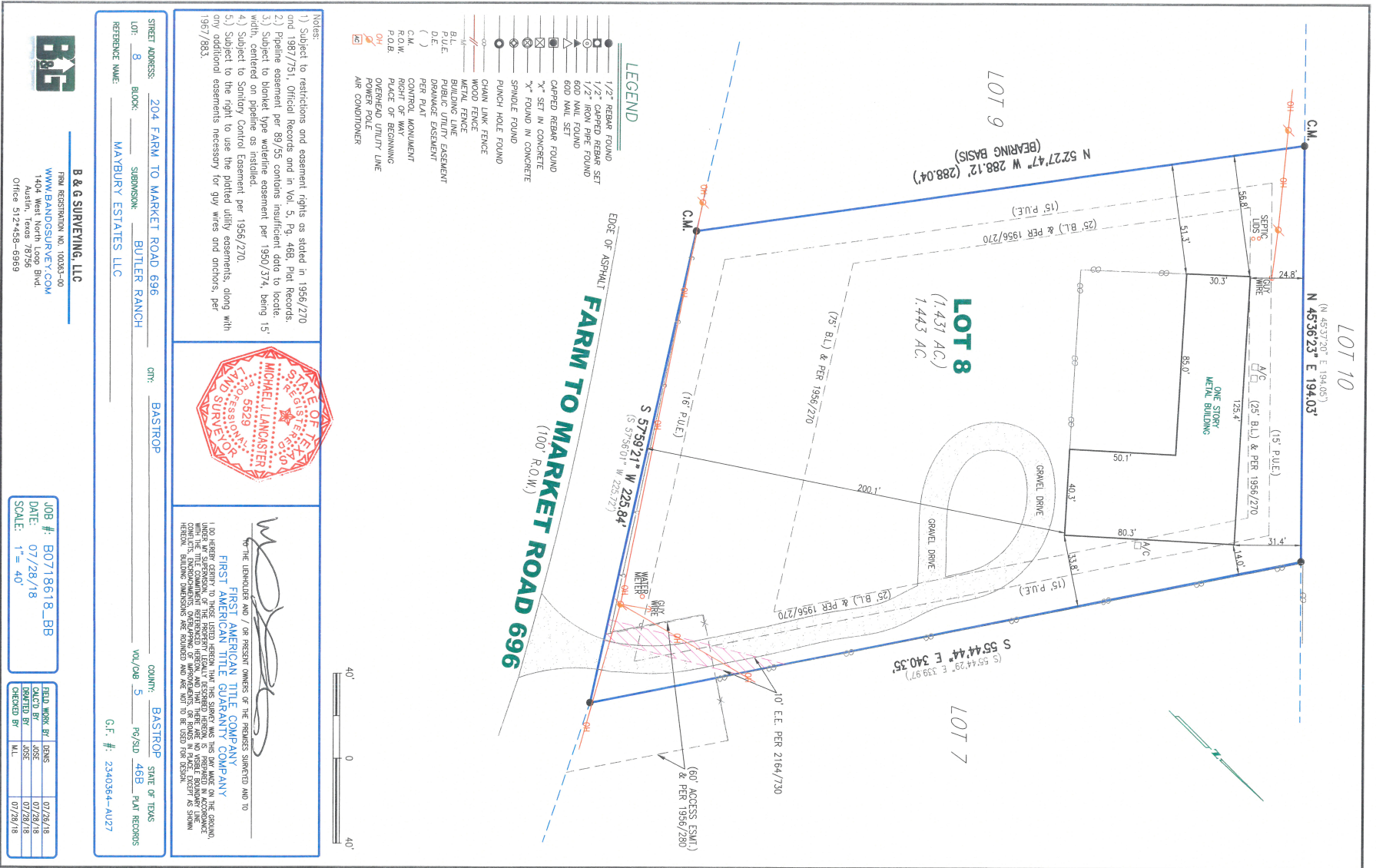
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SURVEY

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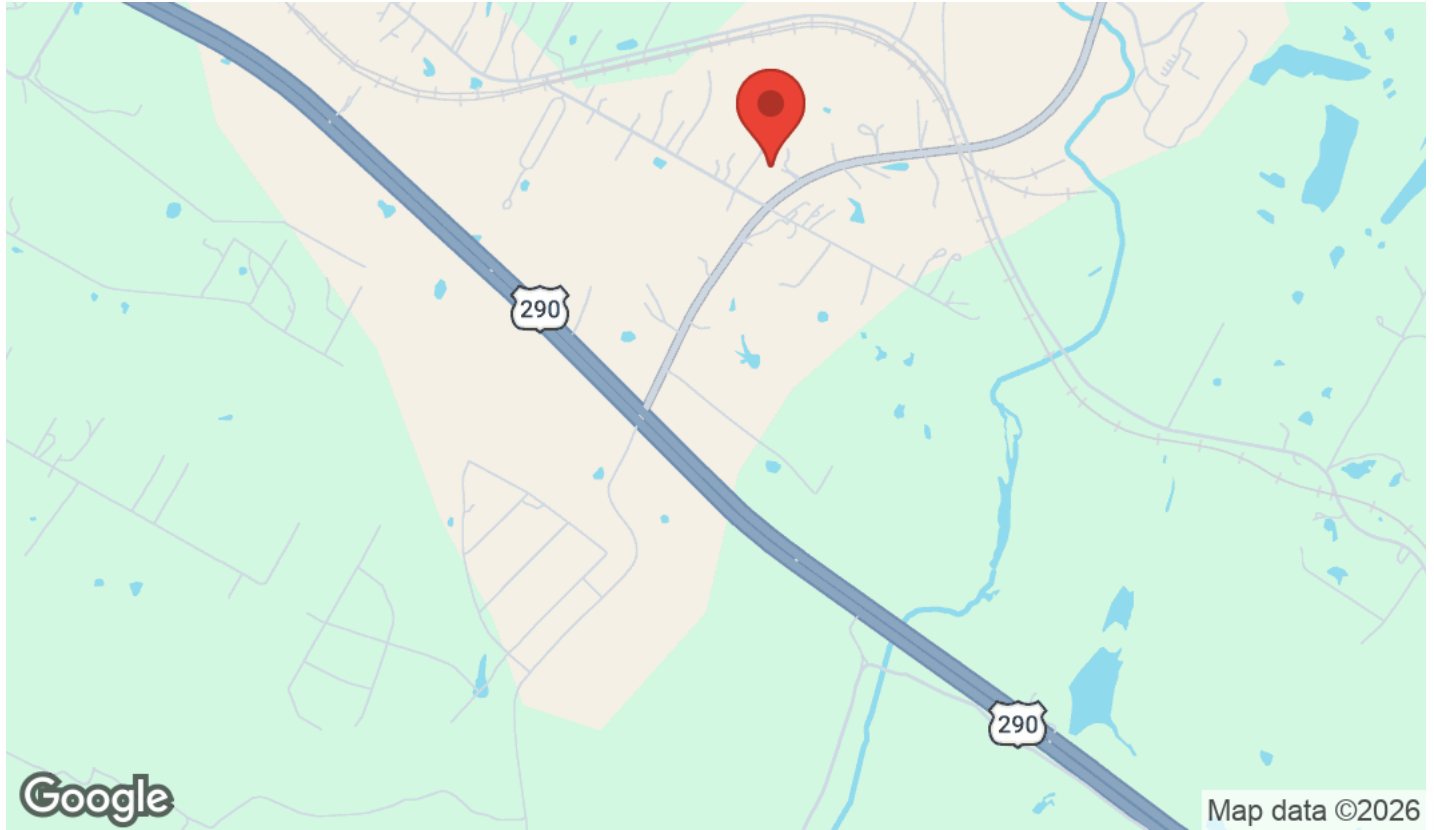


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LOCATION MAPS

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