



OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	35,040 SF
Lot Size:	3.67 Acres
Price / SF:	\$85.61
Year Built:	1977
Renovated:	1998
Zoning:	I-2

PROPERTY OVERVIEW

****Outside of City Limits: No City Sales Tax (Potential savings of 4.13%)****

This I-35 frontage property is conveniently located for all your business needs. Plenty of outdoor yard storage with room to grow at 3.67 acres.

PROPERTY HIGHLIGHTS

- 6,782 SF Office
- 3.67 Acres
- 1 Dock Door
- 6 Total Doors
- New Roof, 2019
- 25 ft Clear Height at Center, 20 ft Eve
- 1000 Amps 3 Phase
- Fully Sprinkled Building
- Updated LED Lighting Throughout

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