

Industrial For Sale

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

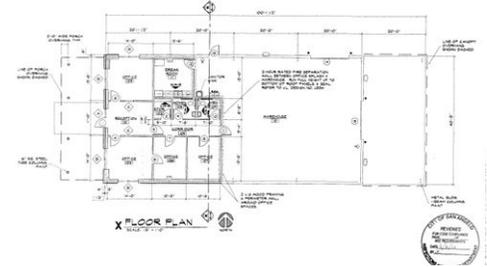
Well Maintained Office/WHSE

3810 Spraberry Dr, San Angelo, TX, 76903

Industrial: Warehouse/Office For Sale

Prepared on March 12, 2026

1 of 1 Listings



Listing Details | Industrial For Sale

Secondary Uses	Office
Total Available Space	3,200 SF
Asking Price	\$395,000
Listing Price Per SF	\$123.44
Cap Rate (Actual)	-
Total Expenses	\$7,364
Investment	Yes
Signage	On Building
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$7,364 in 2025
Vacant	No
Vacant Date	4/30/2026
Available Date	Now

Date Listed	3/12/2026
Last Modified	3/12/2026
Listing ID	44505969
Yard	Yes
Electric Service	Yes
Clear Height	14 ft
Ceiling Height	-
Dock High Doors	Not present
Grade Level Doors	2
Owner Occupied	Yes
Parking Spaces	6
Water	Yes
Sanitary Sewer	Yes

Description

Well-maintained office/warehouse property in an established contractor corridors. Built in 2012, this 3,200 SF metal building offers a functional layout combining professional office with efficient warehouse, all situated on a 1-acre fenced yard, ideal for equipment storage.

The front office area features a large reception area, four private offices, two restrooms, and a break room. The office finishes include commercial-grade carpet, drop ceiling, and modern LED lighting, providing a clean and professional workspace. The warehouse offers 14' eave height, two 12' overhead doors, and 3-phase power, making it well suited for a variety of contractor, service, fabrication, or other uses. At the rear of the building is a 20' x 40' canopy with concrete pad, providing covered workspace for loading, equipment staging, or protected outdoor operations. Ideal for contractors, service companies, equipment suppliers, or businesses needing a combination of professional office space and secure outdoor storage.

Property Features

Location Details

Address	3810 Spraberry Dr, San Angelo, TX, 76...
Zoning	ML/CH
County	Tom Green

Parcels	R37347
Name	3810 Spraberry Dr.

Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	5,706 SF
Land Size	0.99 Acres / 42,994 SF
Number of Buildings	1
Number of Floors	1
Year Built	2012
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Yard	-
Electricity	Yes
Clear Height	14 ft
Ceiling Height	-

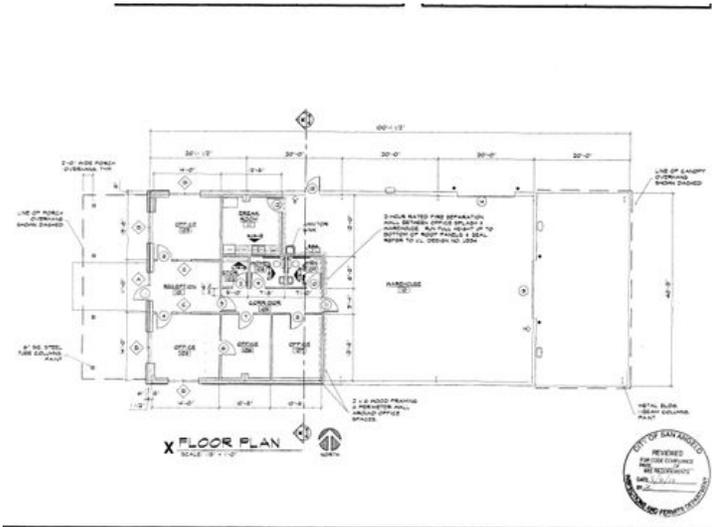
Dock High Doors	Not present
Grade Level Doors	2
Rail Doors	Not present
Sprinklers	-
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Fiber Optic	Yes
Restrooms	2
Air Conditioned	Yes
Heated	Yes
Warehouse HVAC	No

Property Listings

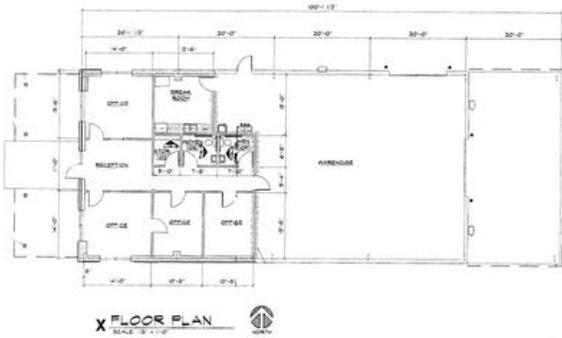
1 Listing | 3,200 SF | \$395,000

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Electric C...	-	3,200 SF	\$395,000	Now	-	-	2 GD	-	Yes	- / - / 3Ø

Additional Photos









Contact



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