

TRINITY COUNTRY REAL ESTATE

5901 & 6011 FM 920
Weatherford, Texas 76088

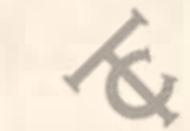
9.2 +/- Acres

\$2,847,000



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Two Office/Warehouse Buildings on 9.2+/- Acres – Weatherford, TX

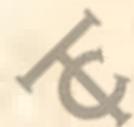
Excellent opportunity to own a versatile commercial property featuring two office/warehouse buildings situated on approximately 9.2+/- acres. This property offers: 10 offices, large conference room, reception area, copy room, tech room and multiple storage rooms, 6 cubicle areas. Attached by a breezeway is a 50x50 insulated warehouse shop with two 16' doors, three 14' drive through doors and 4+/- acres of based parking.

Building 1: 9375 SF total, including 1,530 SF of office space and 7,845 SF of warehouse/shop. Constructed in 2015. 2020 New Addition to the Warehouse adding an additional 1,875 sq ft as well as an installed 5 ton over-head crane with special flooring for servicing track machines.

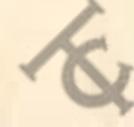
Building 1 specs:

- 6 Offices:
17x14
12x17
12x17
12x17
12x10
10x10
- 2 Executive Offices
17x18
17x18
- Reception Area
- Break Room 10x10
- Copy Room 13x10
- Storage Room 18x6
- IT Office 10x10
- 3 Bathrooms
(1 Mens, 1 Womens, 1 Additional)
- Breezeway 20x50
- Dispatch area
- Shop 50x50
- 6 Cubicle Rooms, 2 with offices

**Building 1
9,375 sq. ft.**



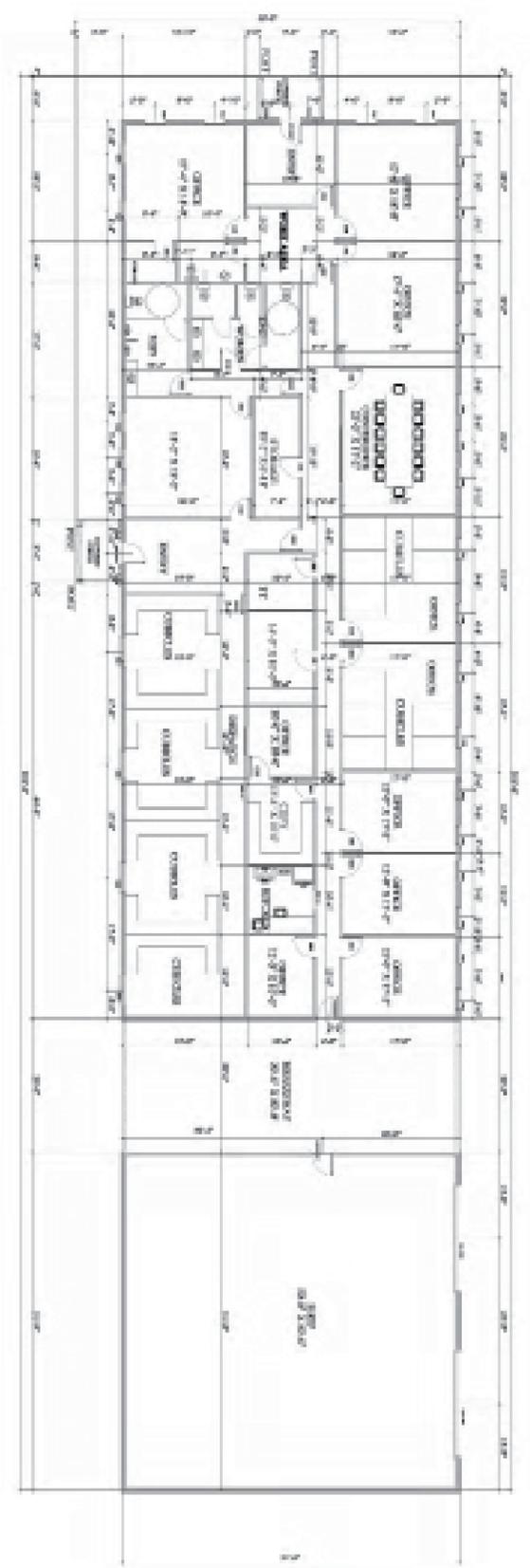
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FLOOR PLAN
1/8" = 1'-0"

AREAS

OFFICE	6,000 SQ. FT.
RECEPTION	1,000 SQ. FT.
SHOP	2,000 SQ. FT.
TOTAL	9,000 SQ. FT.

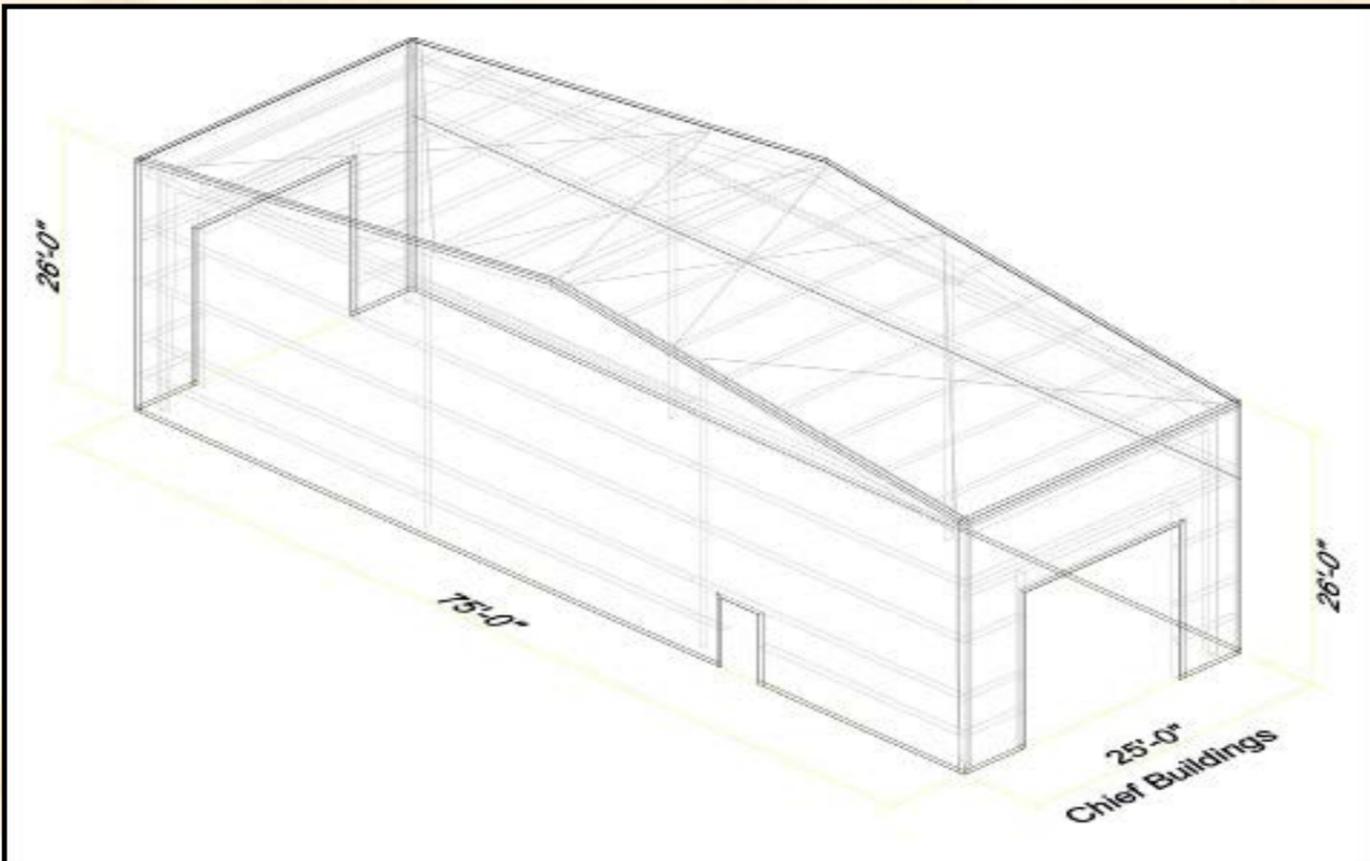
RANDY BALLARD

TRANSPORTATION BUSINESS OFFICES & SHOP
Weatherford, Texas

5 Ton overhead ceiling crane with special flooring for servicing track machines
Installation Drawing



5901 New Addition to the Warehouse adding an additional 1,875 sq ft. to building 2



Building 2: 9,503 SF total, with 6,902 SF of office space and 2,601 SF of warehouse/shop. Built in 2018.

Building 2 Specs:

- Reception Area
- 2 Offices
- (34x75 Temperature Control Heat and Air)
- 2 Baths
- Closet
- IT Office
- Kitchenette
- Shop 90x75
- Fenced Parts Bay



The entire property is fully fenced and based, offering a wide range of commercial or industrial use possibilities. Located just outside Weatherford city limits with convenient access to I-20 from Highway 51 and Highway 180. These freeways provide access to all major parts of the D/FW Metroplex. Making it ideal for businesses requiring space, flexibility, and accessibility.

**Property currently has a 5 yr NNN lease with an International Tenant.
Yearly Net Lease \$199,379.00 after seller pays \$10,411.00 Taxes. Cap Rate 7%**

Landlord Responsibilities:

Landlord is responsible for the payment of the base year taxes "Current Taxes": \$10,411 (Tenant shall pay any amounts above the Current Taxes)

Landlord Maintenance: Foundation, Structure, and maintenance above \$2,500/occurrence (Tenant is solely responsible for HVAC maintenance and replacement) (Please see lease for details)



