



COMMERCIAL LEASE

INCREDIBLE INDUSTRIAL WAREHOUSE FOR LEASE

3833 FM 1821 – Mineral Wells, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Incredible industrial warehouse or shop available right off of 281, north of Mineral Wells, Tx. 9600 square feet of shop space with 16 foot eave height and three 14 foot overhead doors. 1800 sq ft of office space with mezzanine above for additional storage. Furnishings are negotiable. There is ample parking in front of the building. The warehouse sits on 7.947 acres of fenced yard with a permanent loading dock.

OFFER SUMMARY

CITY	Mineral Wells
County	Palo Pinto
Utilities	Co-op Water, Electricity Connected, Septic, Well
Lease Price	\$10,000 per month NNN lease or a gross lease is negotiable
Lot Size	7.947 acres
Driving Directions	Located at the intersection of 281 and 1821. Going North on 281 from Mineral Wells, turn right on FM 1821. 3833 is the second property on your right.

HIGHLIGHTS

9,600 SQUARE FEET OF SHOP SPACE	1,800 SQ FT OF OFFICE SPACE
16 FOOT EAVE HEIGHT	FURNISHINGS ARE NEGOTIABLE
THREE 14 FOOT OVERHEAD DOORS	7.947 ACRES OF FENCED YARD

LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP

