

FOR SALE

WAREHOUSE INDUSTRIAL SPACE

4139 BURLESON BLVD
ALVARADO, TX 76009



CONFIDENTIAL OFFERING MEMORANDUM

SIZE: 9,000 SF

SPACE: VACANT

PRICE: \$1,999,999 (\$222/SF)

EXECUTIVE SUMMARY

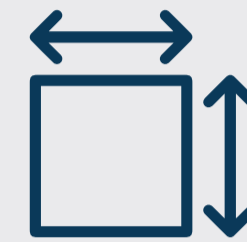
Prime Warehouse opportunity situated right on I-35 with Frontage. Property features 4.1 Acres and 2 warehouses, one is 5000 sqft and the other is 4,000 sqft with an 800 sqft awning in rear, and a 200 sqft office and bathroom. Just complete is a concrete parking lot, and full driveway including DOT permitted 63' wide Approach with reenforced 8" thick concrete for industrial use. The office has heat and air conditioning. The rear of the property features a flat yard that would be prime for development. This property is zoned Industrial. The doors on the north building are 14' X 14' and there are 2. The doors on the south building are 12' x 12' an there are also 2.



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PRICE: \$1,999,999 (\$222/SF)



TOTAL AREA: 9,000 SF



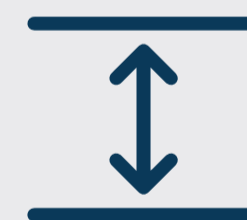
LOT SIZE: 4.17 AC



BUILDING TYPE: INDUSTRIAL,
WAREHOUSE



YEAR BUILT: 1988/2021



CEILING HEIGHT: 16 FT



SCALE TYPE: INVESTMENT OR
INDUSTRIAL USE

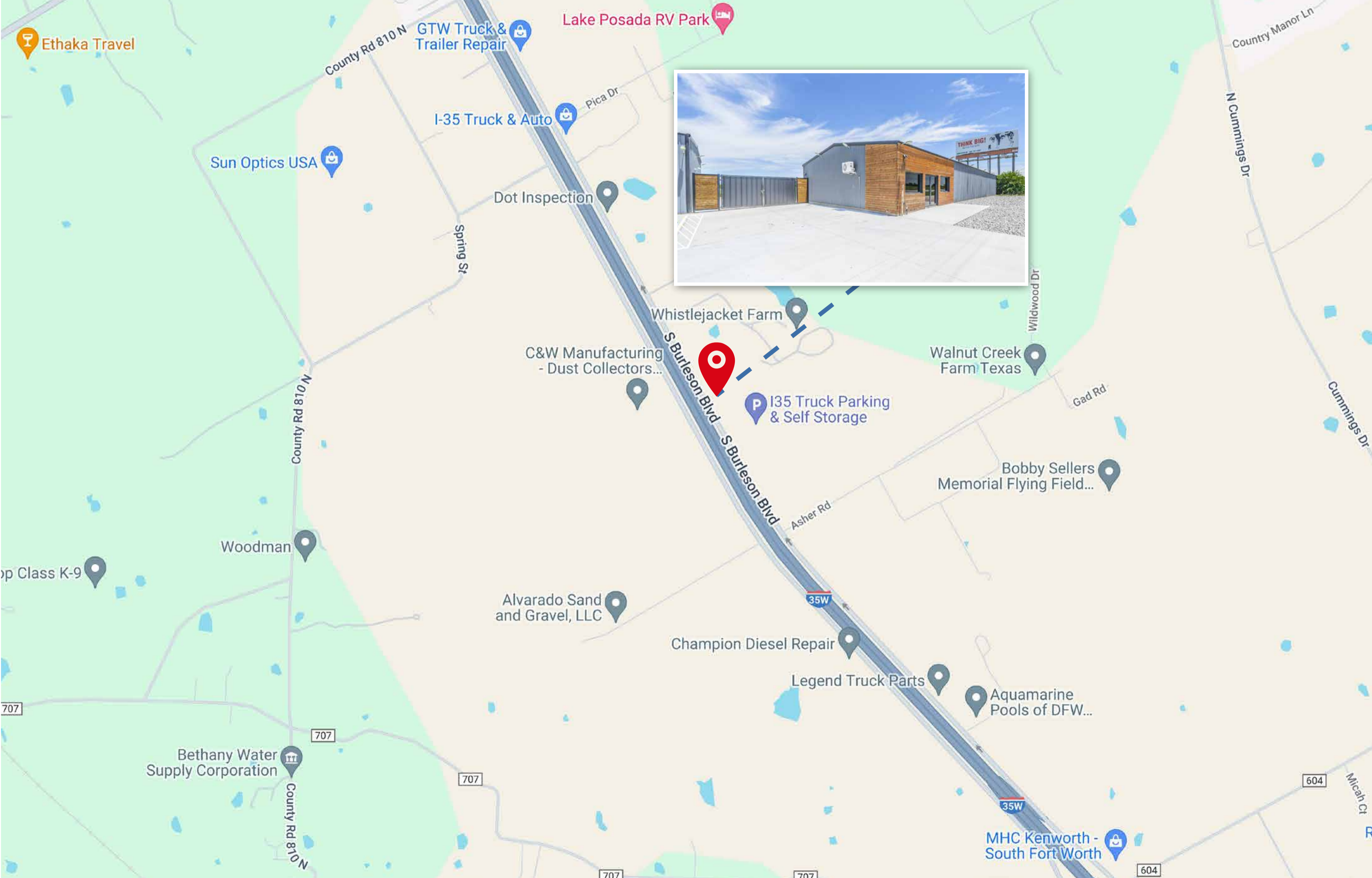


PARKING RATIO: 2.78/1,000 SF

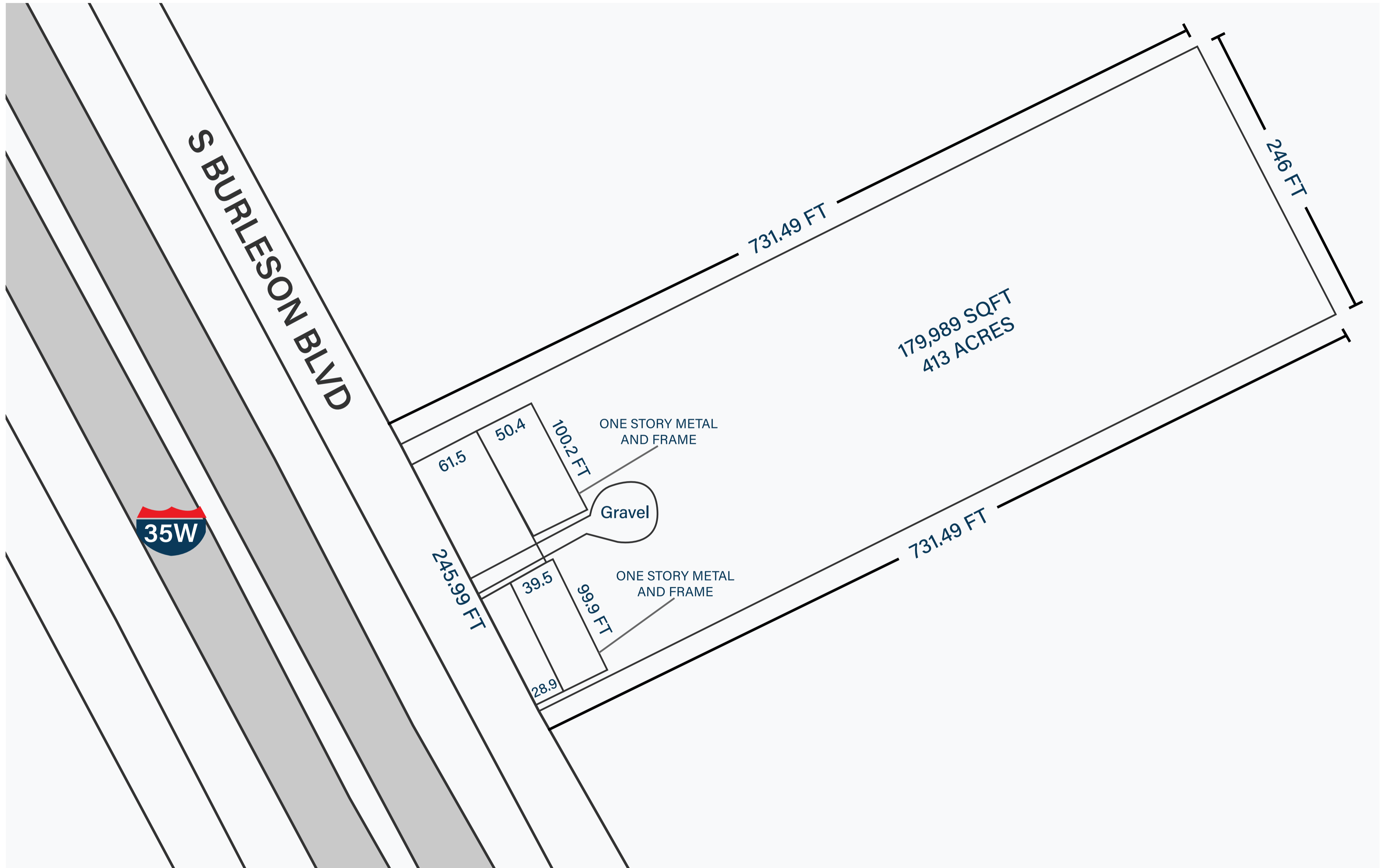


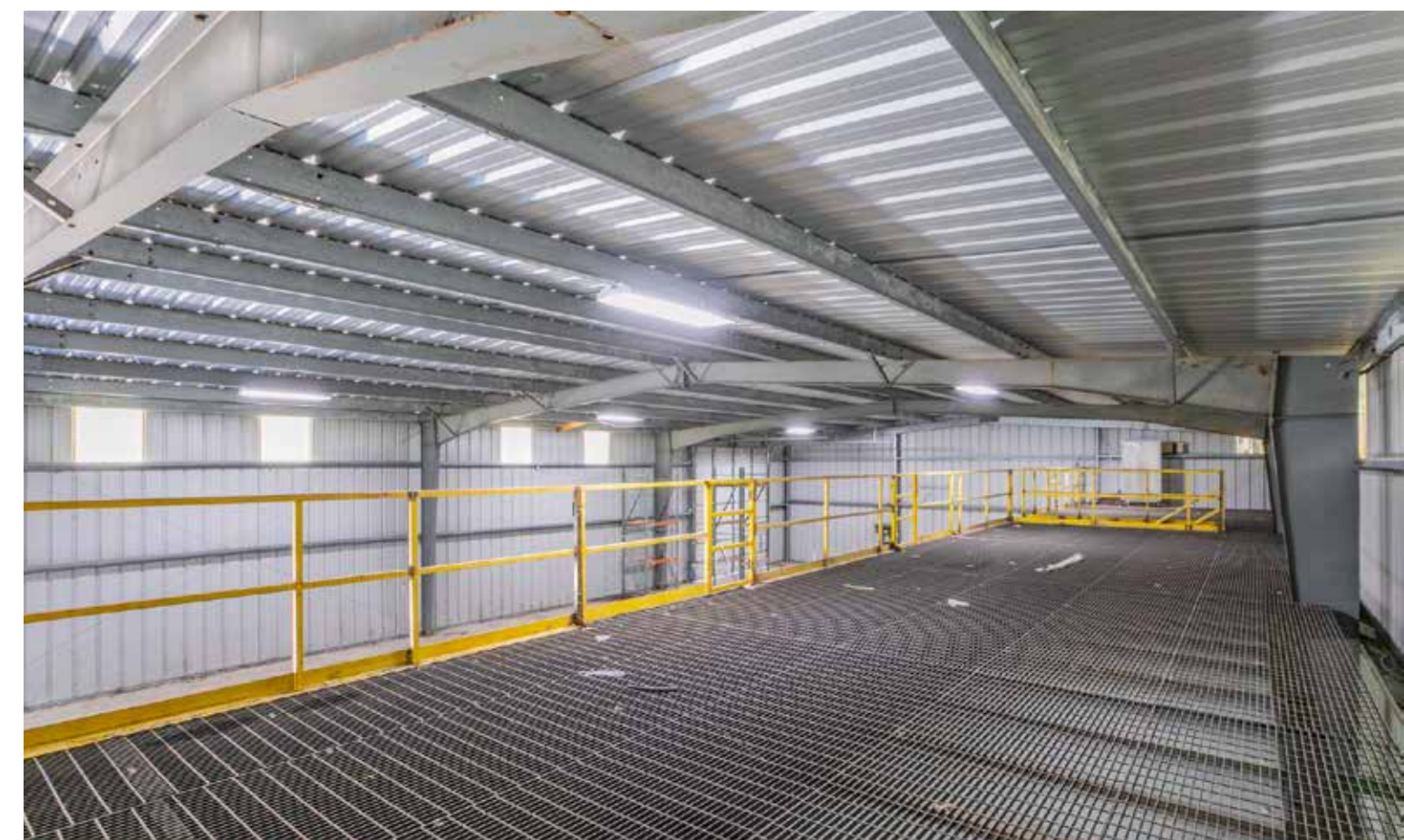
NO. STORIES: 1

LOCATION DETAILS



SITE OVERVIEW







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CONTACT DANIEL WELLING

TELEPHONE: 214-949-7555