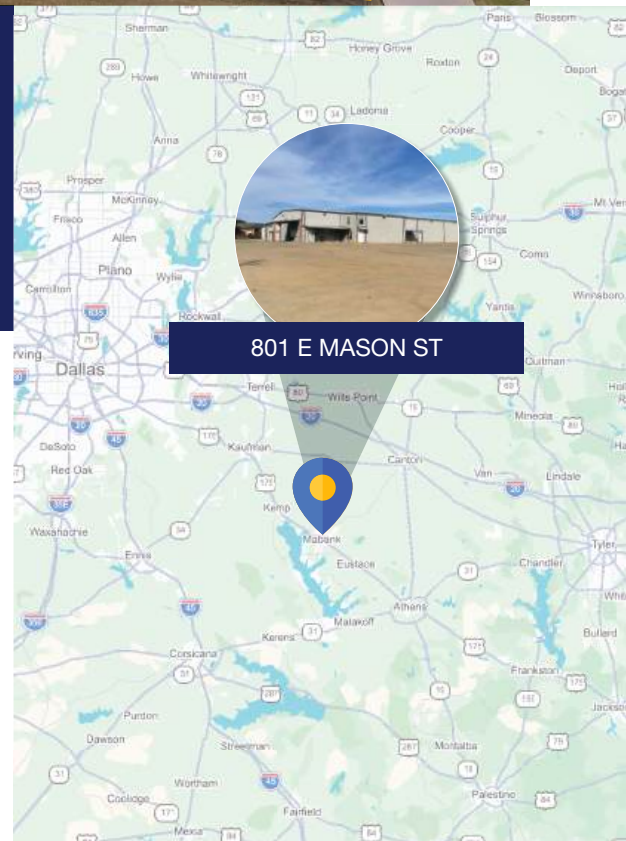




IOS PROPERTY AVAILABLE

MABANK, TEXAS 801 E MASON ST



PROPERTY OVERVIEW

PRICE:	\$2,500,000
PROPERTY SF:	6.009 acres
BUILDING SF:	Approx. 17,422 SF primary building 2-Story office - Approx. 850 SF - Breakroom - Restrooms - 4 private offices
OUTDOOR STORAGE:	Approx. 3.8 acres, dedicated - Fully fenced and secured - 1.8 acres paved - 2 acres gravel - Up to 0.7 acres potential for expansion
WAREHOUSE:	100'X165', clear span (no columns) Fully sprinklered
DRIVE-INS:	6 grade-level
SHED:	7,138 SF, partially enclosed (includes power)
ZONING:	C-1 Commercial

NOTES

- Convenient access to US-175, providing direct access to Kaufman or DFW (less than 0.3 miles from Highway)
- 50 Miles from Dallas

CONTACT



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Click to view
Aerial Video

-  Warehouse
-  Office
-  Shed
-  Drive-Ins

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6.009 ACRES



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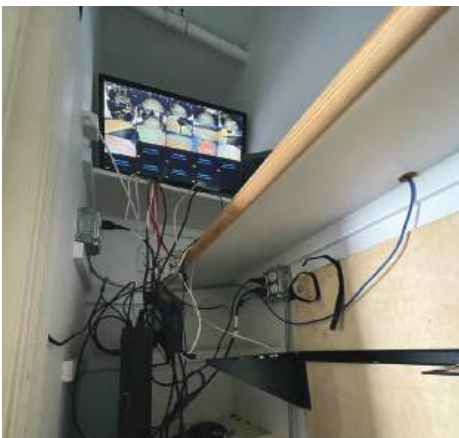
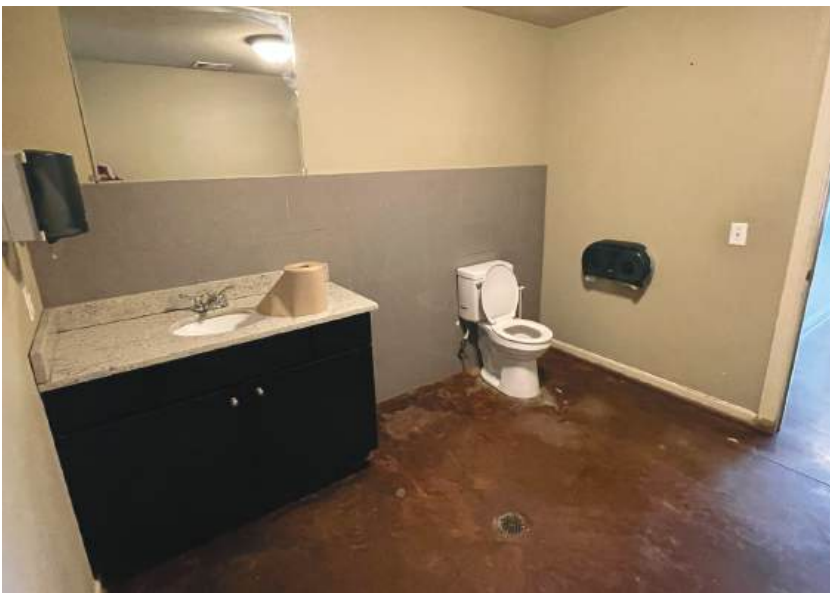
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