



FOR SALE

Freestanding Flex Warehouse

200 Boyd Business Parkway, Boyd, TX 76023

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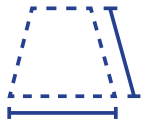
Property Description

Asking Price:	\$750,000
Property Address	200 Boyd Business Pkwy, Boyd, TX
Building Type	Flex / Warehouse
Building Size	5,000 SF
Land Area (AC)	.72
Year Built:	2025
Construction:	Metal
Zoning:	Industrial

Highlights

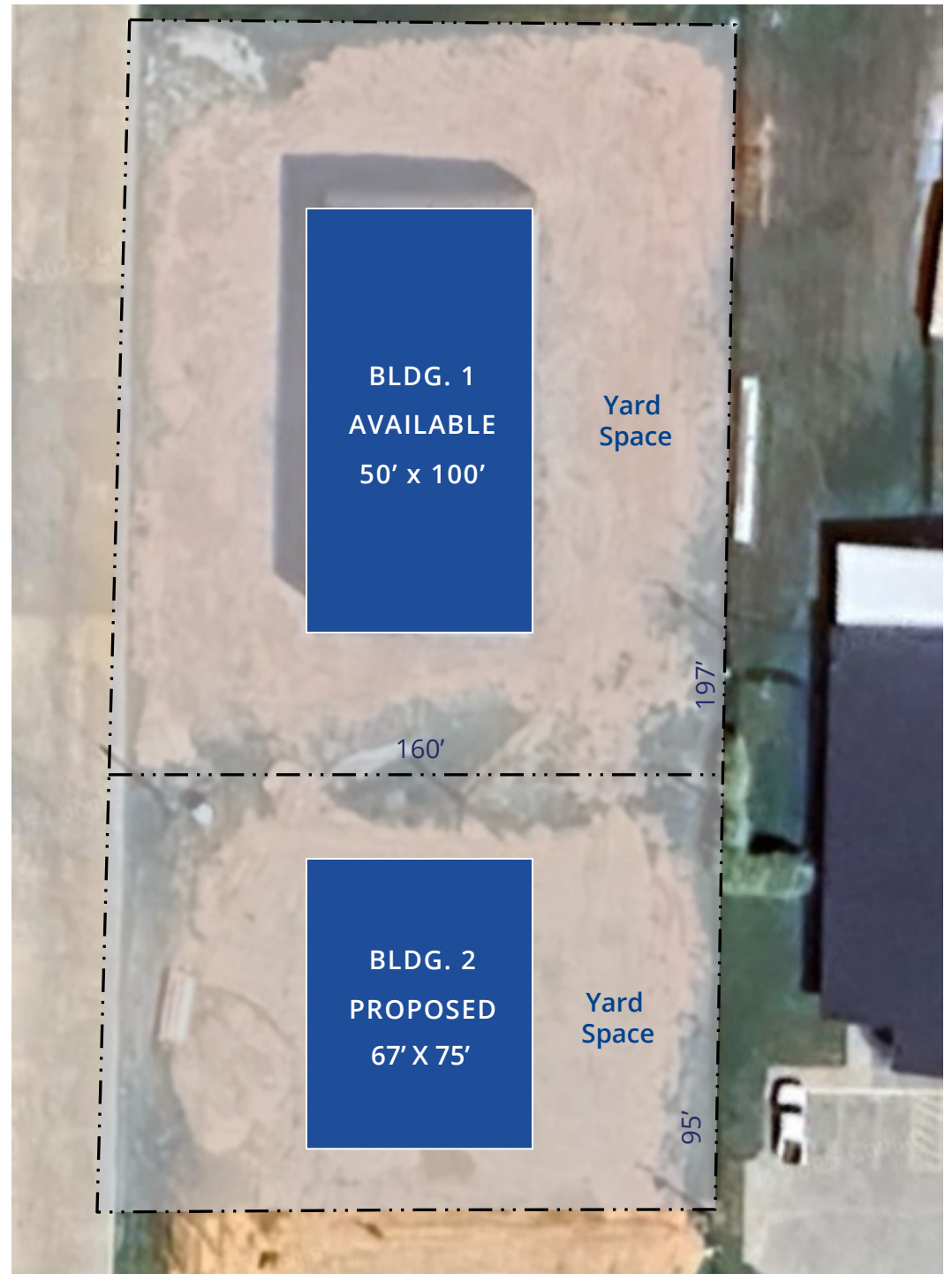
- Currently configured for a single user with 6 grade-level doors
- Can be divided into 2 units or used as a single-tenant building
- Secure, fenced and gated yard space
- Shell condition with 2 bathrooms in place – office build-out available
- Concrete pad parking lot
- Adjacent building for sale. Can be purchased together or separately.





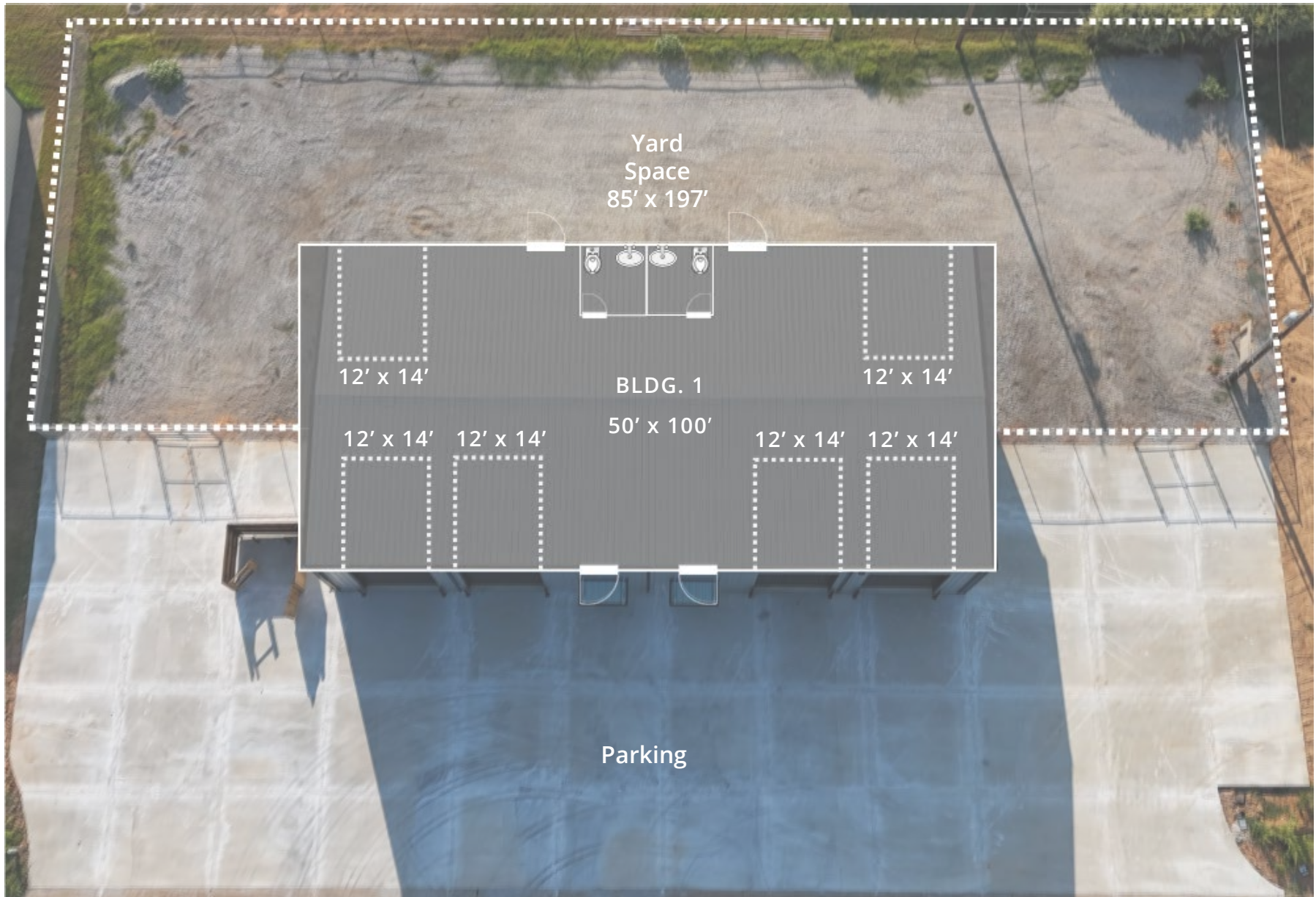
Site Plan

	BLDG 1	BLDG 2
BUILDING SF	5,000 SF	5,025 SF
OFFICE SF	BTS	BTS
LOT SIZE	.72	.35
CLEAR HEIGHT	22'	22'
DEPTH	50'	67'
PARKING	±11	±8
DRIVE-IN DOORS	6	3
OUTSIDE STORAGE	85' x 197'	43' x 95'





Floor Plan



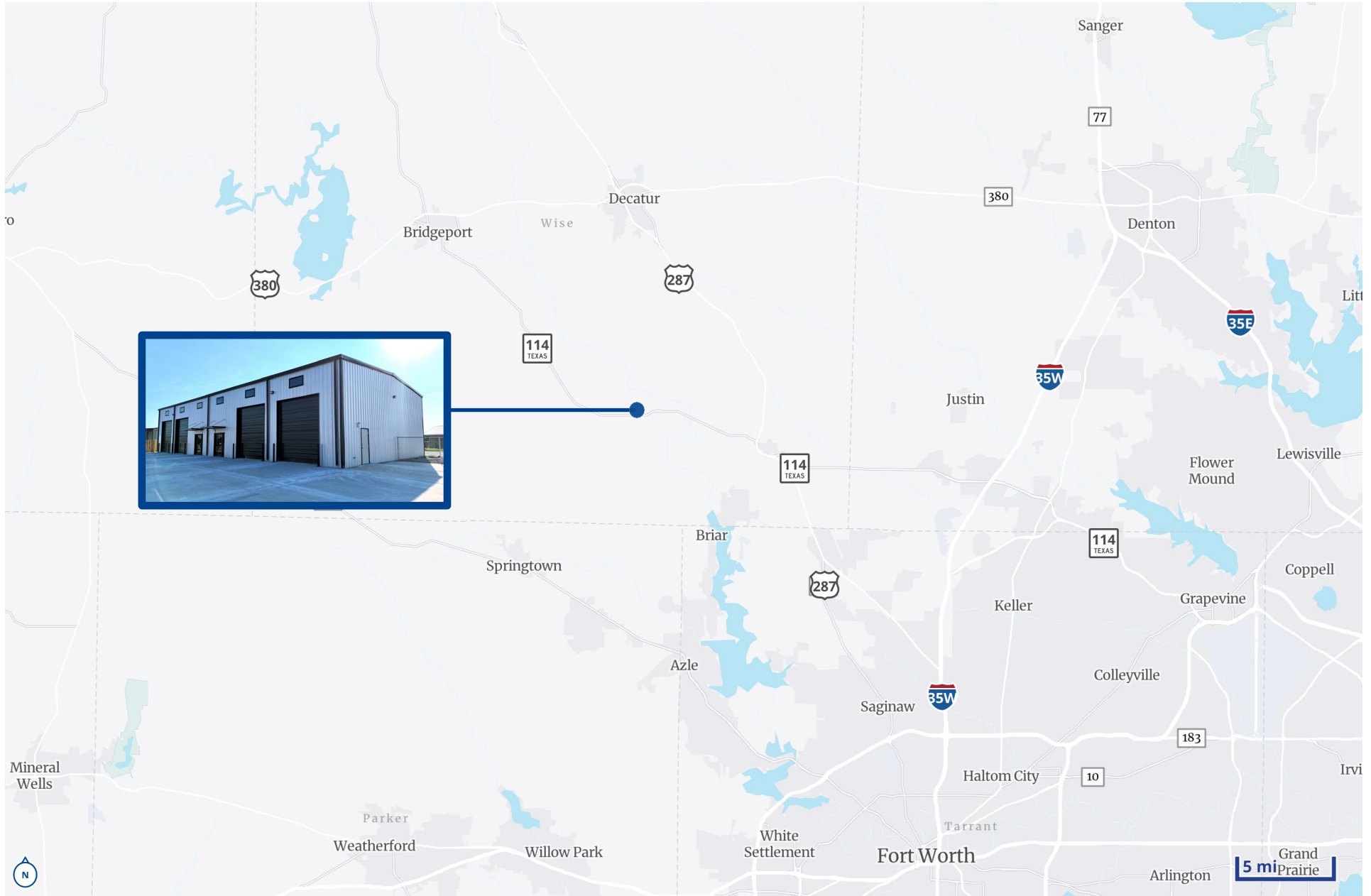
Property Aerial



Property Photos



Location Map



For more information, contact:

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