



4491 FM1395, Wills Point, TX 75169

\$700,000

Industrial/Flex Building

Industrial | Flex Space | 5,000 SF



Joyce Mitchell
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Listing Added: 09/27/2024

Listing Updated: Today

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COMMERCIAL

Details

Asking Price	\$700,000	Property Type	Industrial, Mixed Use, Retail
Subtype	Auto Shop, Flex, Warehouse	Investment Type	Owner/User
Investment Sub Type	Investor/ Business Owner	Class	B
Tenancy	Single	Square Footage	5,000
Net Rentable (sq ft)	5,000	Price/Sq Ft	\$140
Occupancy	100%	Occupancy Date	06/03/2024
Year Built	1994	Buildings	1
Stories	1	Lot Size (acres)	1.4
Dock High Doors	3	Ceiling Height	18'

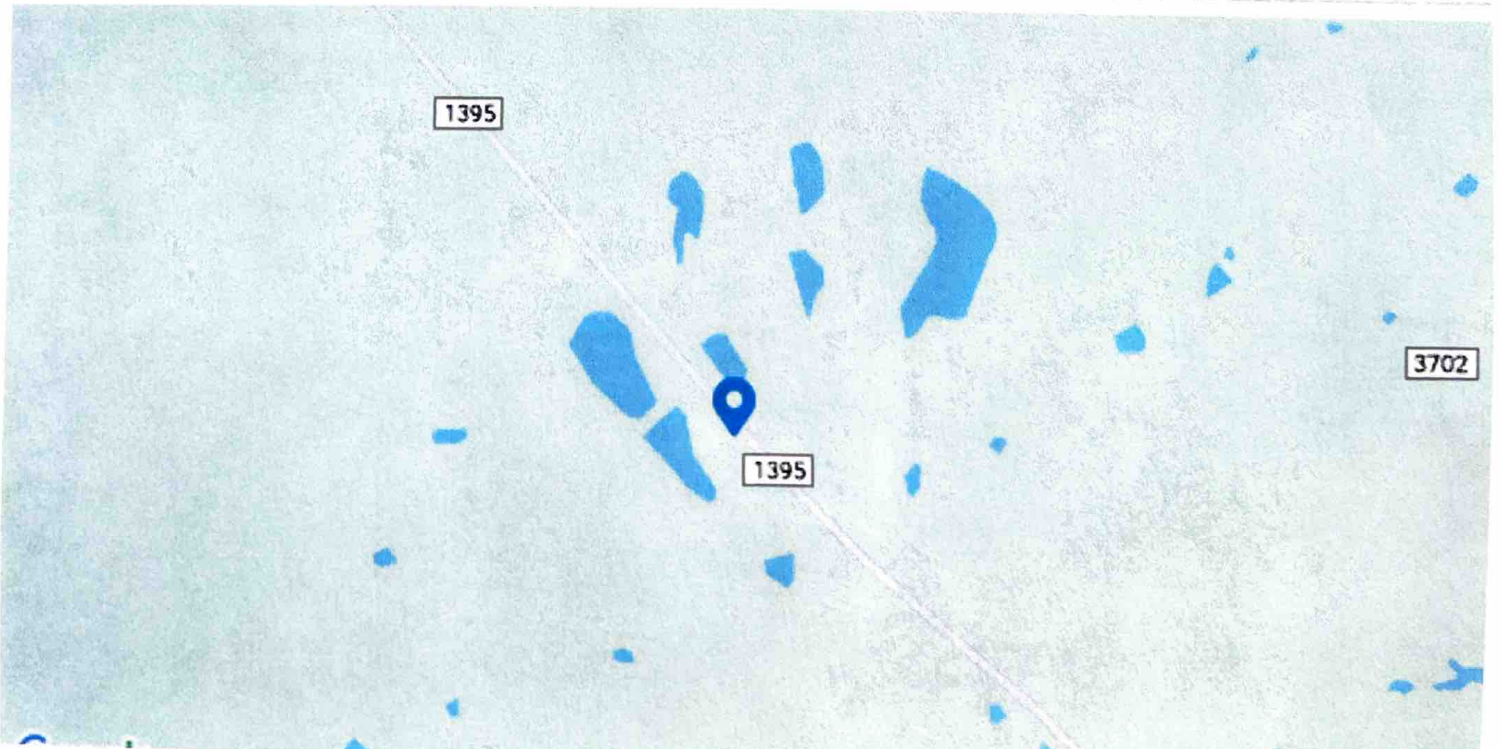
Marketing Description

Presenting a prime investment opportunity in East Texas: a modern 5,000 SF building constructed with precision in 1994 located on 1.4 acres. Currently, under lease, this property stands out as an attractive option for industrial/flex space investors/buyers. Located in the bustling region of East Texas, this impeccably maintained property presents a profitable opportunity for those in search of a reliable investment. The building is situated on a 1.4-acre lot, complete with a scenic pond, and provides substantial space for future expansion, positioning it as a perfect fit for business owners aiming to scale their operations or investors looking to broaden their investment horizons.

Investment Highlights

- Modern 5,000 SF building, constructed in 1994
- Prime East Texas location for industrial/flex space investment
- Fully occupied, providing immediate income potential
- 1.4-acre property with room for expansion
- Ideal for business growth or portfolio diversification

Location (1 Location)



Property Photos (11 photos)

