



PRICE: \$125,000

## 3464 STATE ROAD 301

Sundown, TX 79372

**Wes Gotcher**

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## Property Description

Within this Industrial space, there is 1,728 square feet designated for office use. The remaining 2,400 square feet, which includes a 400 square feet shop office, serves as warehouse space equipped with 3-Phase Power and a Truck Well. The building's exterior boasts 15,000 square feet of concrete, complete with a forklift ramp.

## Property Highlights

- 3-Phase Power
- Truck Well
- 15,000 SF Concrete Exterior Storage Area with Forklift Ramp
- Perimeter Security Fence



## Location Description

Occupying 4,128 square feet, this industrial facility is positioned at the corner of State Road 301 (Richardson St) and City Limits Road in Sundown, TX. The property is surrounded by other Industrial developments including North Permian Well Services, Sundown Operating and Sentinel Transportation.

## Offering Summary

Sale Price:	\$125,000
Lot Size:	2 Acres
Building Size:	4,128 SF

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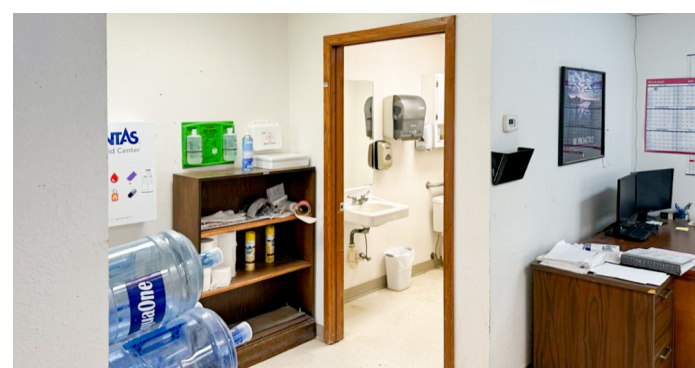
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**MORIAH**  
BROKERAGE SERVICES, LLC



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