



+/- 37,900 SF
on 19.83 AC
Industrial ★ SALE
705 S WEATHERFORD ST
CHICO, TX 76431



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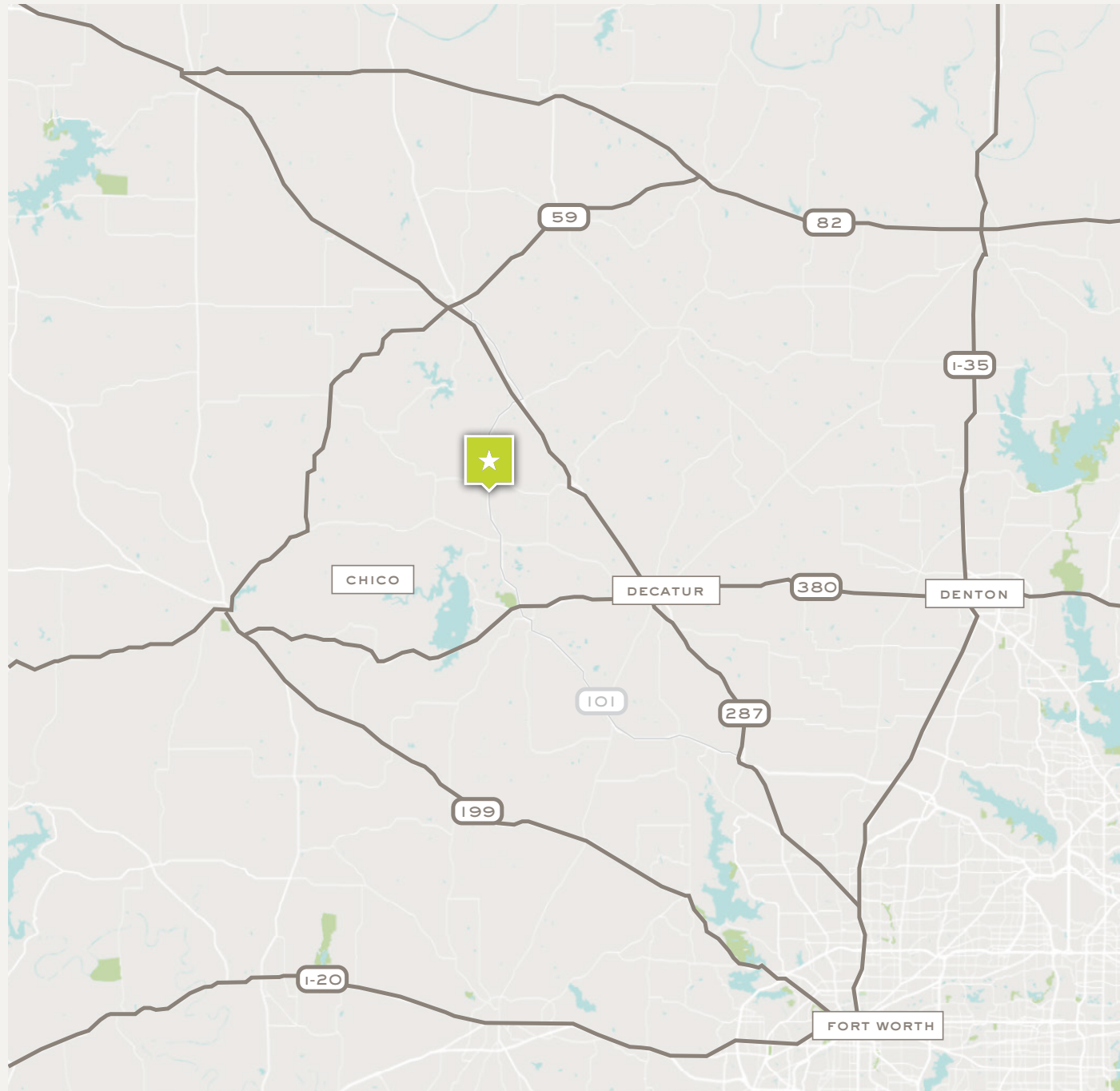
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PORTFOLIO FEATURES

- Total Building SF: +/-37,900 SF
- Land Acreage: 19.83 AC
- Located in Chico, Just off Hwy 101 & 1810
- Fenced Outside Storage
- Five (5) Total Buildings
- Clear Height: 14'-24'
- Crane Served

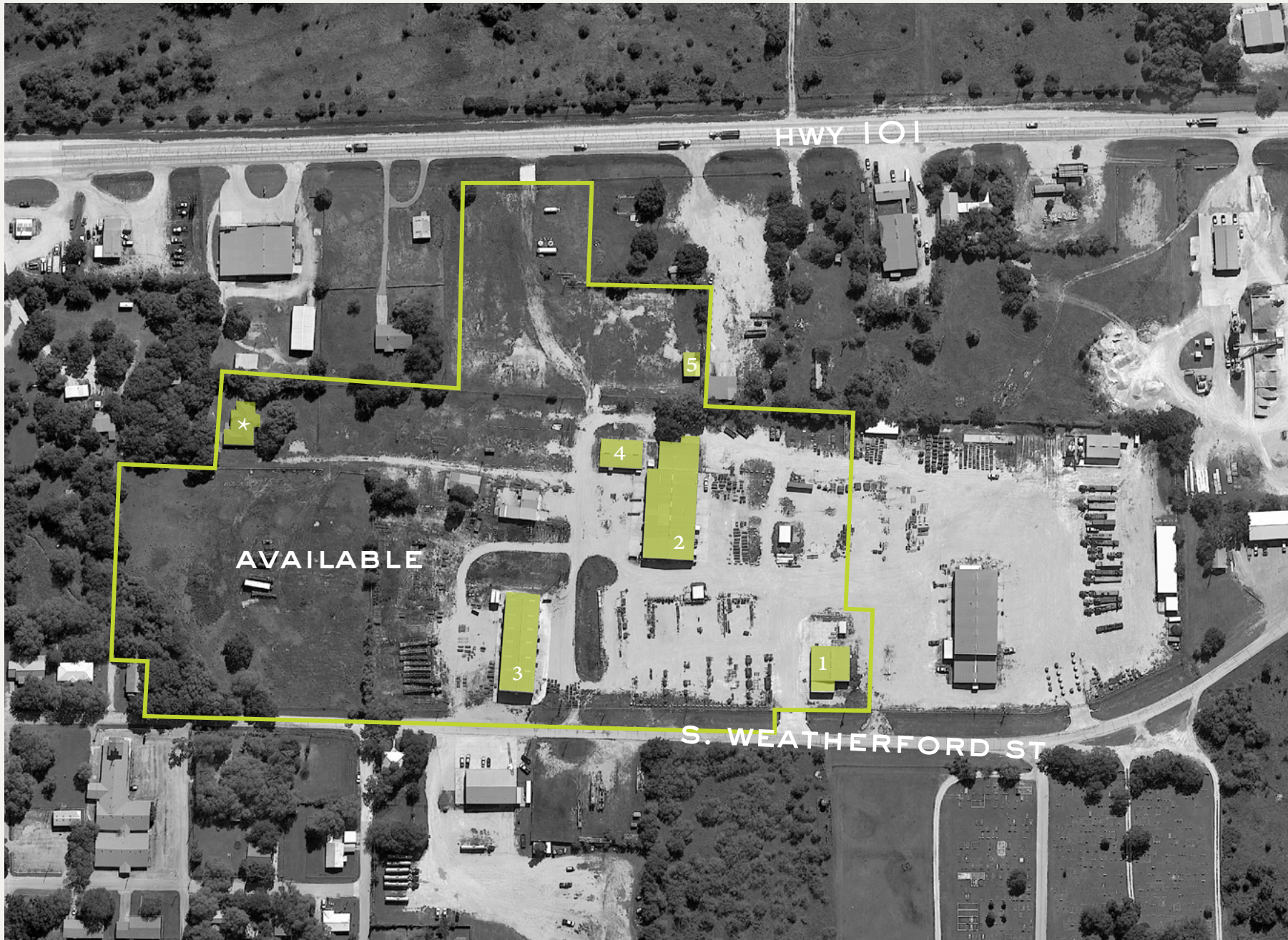
LOCATION OVERVIEW

This property offers a prime industrial location with easy access to major highways, including US-380 and TX-101, facilitating efficient transportation and logistics. The property is strategically positioned near the Dallas-Fort Worth metroplex, providing connectivity to key regional markets. An ideal spot for businesses in the construction and materials industries.

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* HOUSE INCLUDED NOT FACTORED INTO TOTAL SF



Building One (1)

PROPERTY FEATURES

- +/- 5,000 SF
- Lab Station (35x15)
- 1 Grade-Level Door
- 15' Clear Height
- Compressed Air Throughout
- Warehouse (48x58)
- 4-Ton Crane





Building Two (2)

PROPERTY FEATURES

- +/- 17,500 SF
- Wash Bay with Two Grade-Level Doors (14x10)
- 6 Grade-Level Doors (14x10)
- 17'7" Clear Height
- Large Locker-Room
- Break-Room
- 9 Private Offices
- Production Room





Building Three (3)

PROPERTY FEATURES

- +/-10,500 SF
- 5-Ton Bridge Crane
- 9 Grade-Level Doors (14x10)
- Wash Bay
- 24'8" Clear Height
- Compressed Air Throughout
- 7 Offices
- 1 Shower Upstairs





Building Four (4)

PROPERTY FEATURES

- +/- 3,700 SF
- Dispatch Office
- Large Break-Room / Locker-Room
- 1 Office
- No Warehouse





Building Five (5)

PROPERTY FEATURES

- +/- 1,200 SF
- 4-Ton Bridge Crane
- Caged Storage
- 2 Sliding Entrance Doors
- 14'2" Clear Height





Residential House/ Office Space

PROPERTY FEATURES

- 2,052 SF
- Large Living room / Meeting room
- Multiple Bedrooms or Offices
- Kitchen Area
- Ideal for corporate housing



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Relentlessly Pursuing What Matters

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