



SALE

Industrial & Mixed Use

**509 Clark Rd.
Italy, TX 76651**

509 Clark Rd. is a commercial property featuring a 1970 Grain Mill, minus the silos, that was renovated in 1990. This property is a 14,000 SF galvanized I-Beam building, with 12 in concrete floors. Already wired with single phase 220 with 200 AMP service, three phase available at the utility pole. A secure 6' metal fence on left and right sides of building. Security Flood lights and cameras all around the building. Enclosed office inside with central heat and A/C. Partial A/C inside steel building.

Building Two: 2200 SF Office with 3 interior restrooms inside. Can be separated to lease out individually. Also has a inground 1970 truck scale (inop).

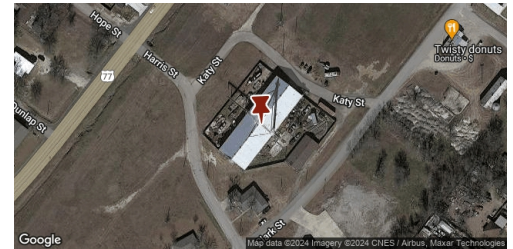
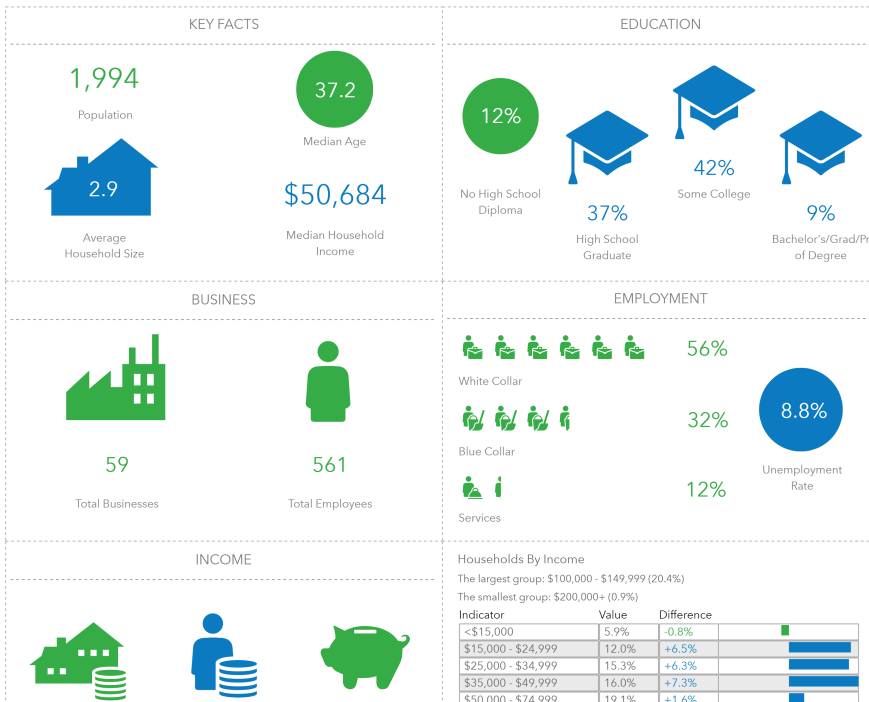
PURCHASE PRICE:
\$1,099,995.00

Land Size: 1.44 Acres
Property Size: 16,200 Sq. Ft.
Year Built: 1970

Contact:
945.666.2838

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BROCHURE](#)**



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