

12,000 SF Warehouse

11653 FM917, Alvarado, TX 76009



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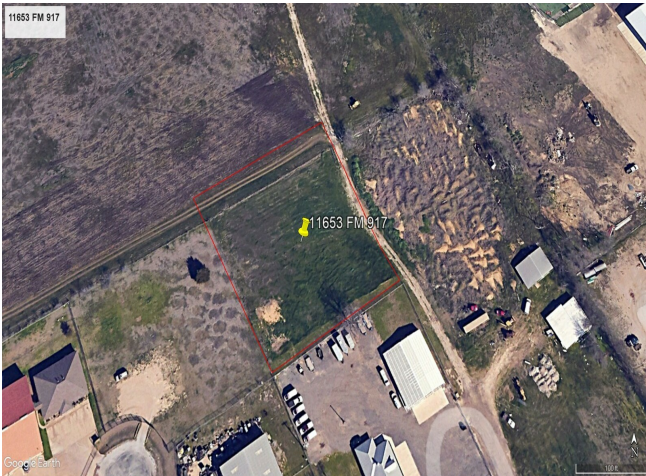


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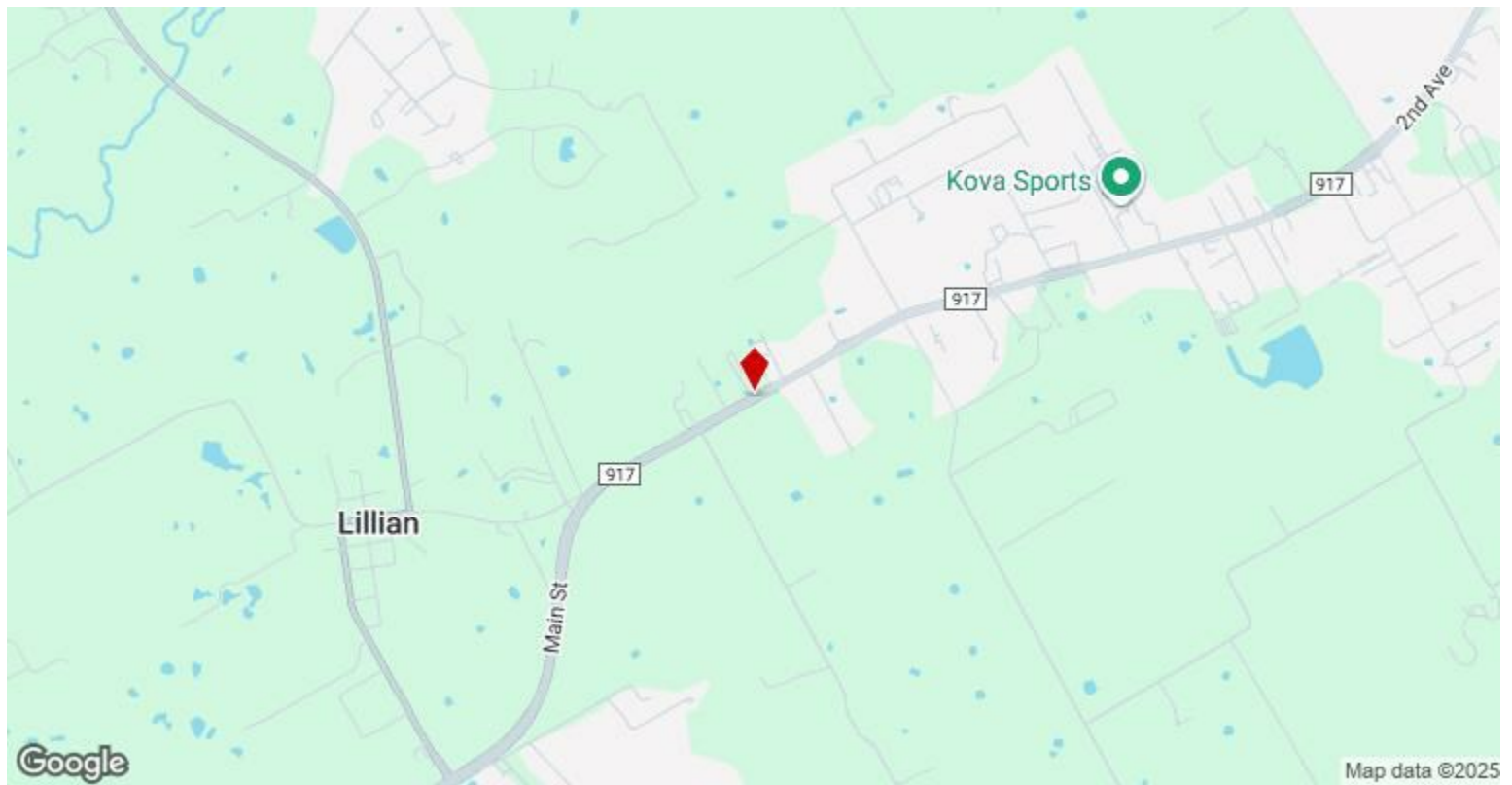
\$1,800,000

12,000SF Metal Warehouse. New Construction. Shell condition. Foam insulation. Outside storage in back. Can be subdivided into four (4) 2500sf Flex warehouse / Warehouse spaces and one (1) 2000sf space for either warehouse or office. See Site plan. Land is 1.33 acres. Paved parking. Building sits back approximately 850 feet from FM 917 and is accessed through an easement provided to Owner. Can be Owner occupied or Investment or combination.

- New Construction
- Foam Insulated
- County
- Paved Parking
- Outdoor storage in back



Price:	\$1,800,000
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment or Owner User
Lot Size:	1.33 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	12,000 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	2025
Zoning Description:	None
APN / Parcel ID:	126-0195-06125



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Property Photos



Front Aerial-2-



Front Aerial-4

Property Photos



Property Photos



Property Photos



Interior-5



Property Photos

