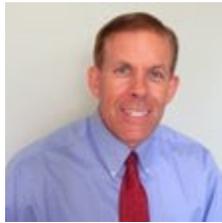




Aubrey Industrial Park

14566 Industrial Park, Aubrey, TX 76227



Robert Corson

RFC Real Estate Advisors
2013 Oakbluff Dr, Carrollton, TX 75007
rcorson@rfcrealestate.net
(469) 669-9235



Aubrey Industrial Park

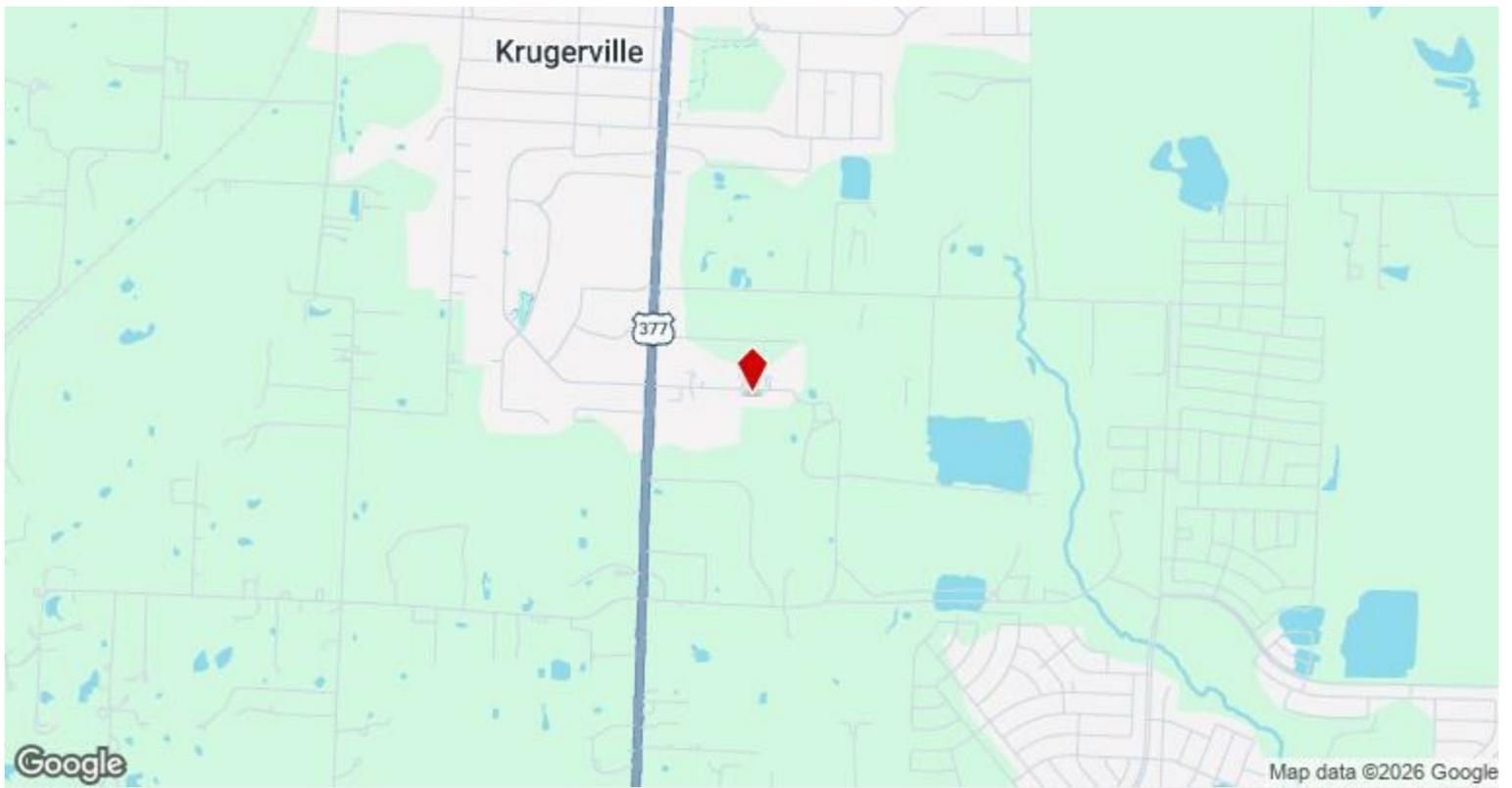
\$749,900

* Excellent option to own or lease a newer building. Up to four 4,480 sq. ft. adjacent buildings are available for sale or lease on a 1 acre lot. They can be purchased together or separately.* Building 1 and 2 each have one 200 sq. ft. office with restroom and closet and are currently for lease at \$14.00/sf net.* Building 3 and 4 are for sale and are priced at \$749,900 each, and are currently warehouse only. However, both buildings 3 and 4 are plumbed for a restroom.* Buildings can be partitioned by buyer to allow owner to use half the building for their own use and lease out the other half of the building for rental income. Water source is provided by a 2,500 gallon water storage tank that services the Park.

- Located in an ETJ zoning area of Krugerville
- Option to own
- Ready to move into
- Option to purchase one building or up to 4 buildings, if needed



Price:	\$749,900
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.00 AC
Gross Building Area:	4,480 SF
Rentable Building Area:	4,480 SF
No. Stories:	1
Year Built:	2024
Tenancy:	Multi
Clear Ceiling Height:	16 FT
No. Drive In / Grade-Level Doors:	2
Zoning Description:	ETJ
APN / Parcel ID:	R75791



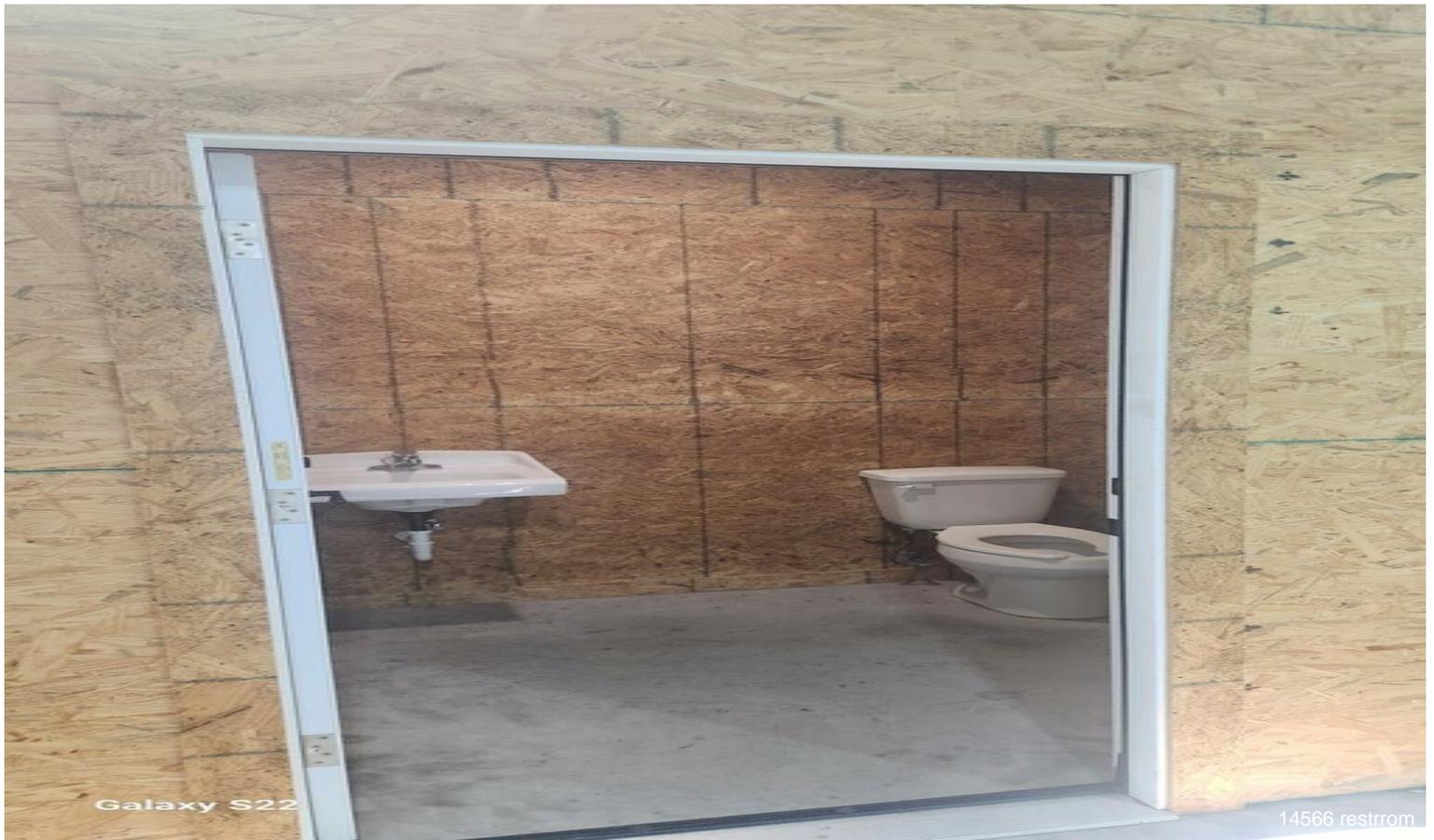
14566 Industrial Park, Aubrey, TX 76227

Property Photos



Galaxy S22

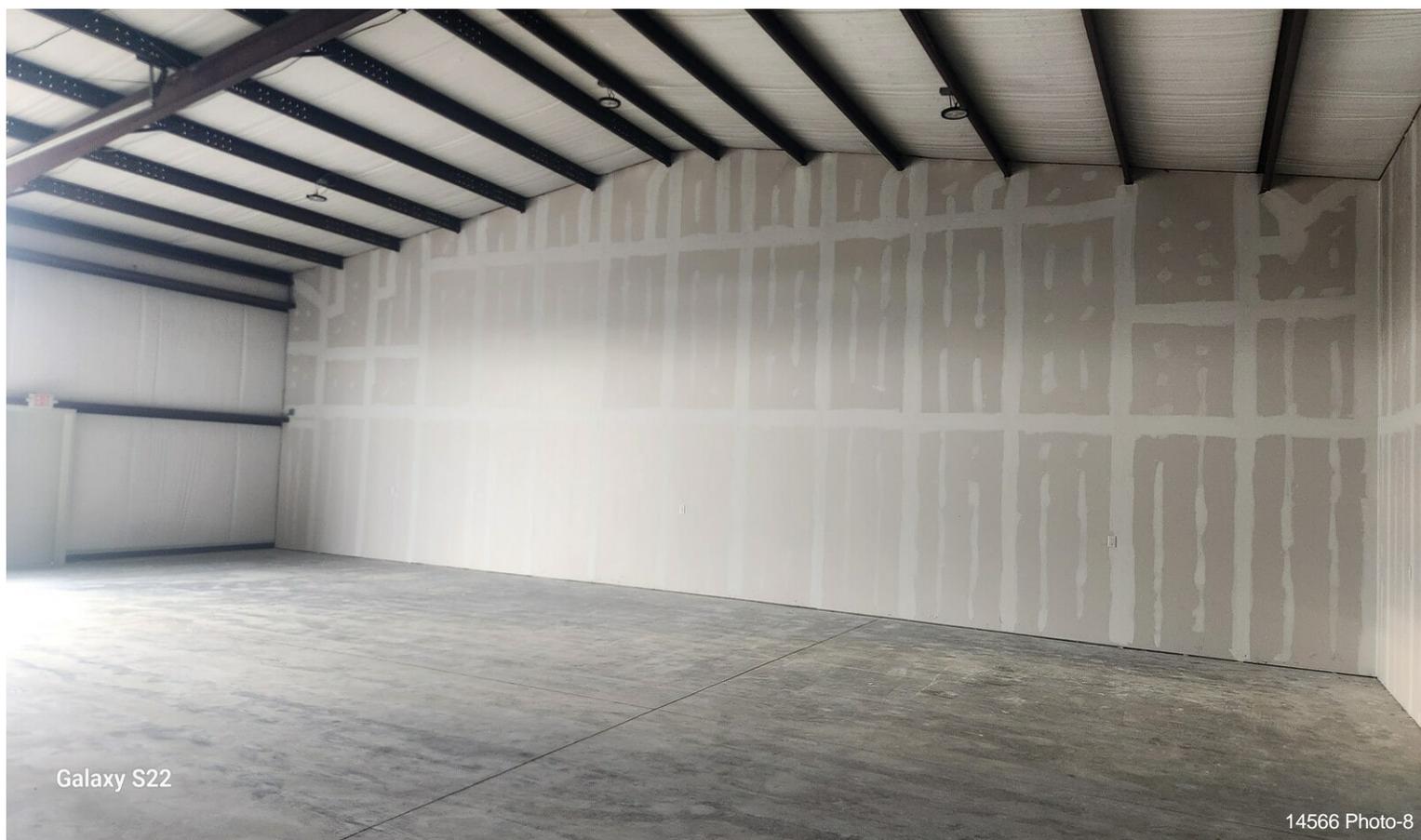
14566 interior



Galaxy S22

14566 restroom

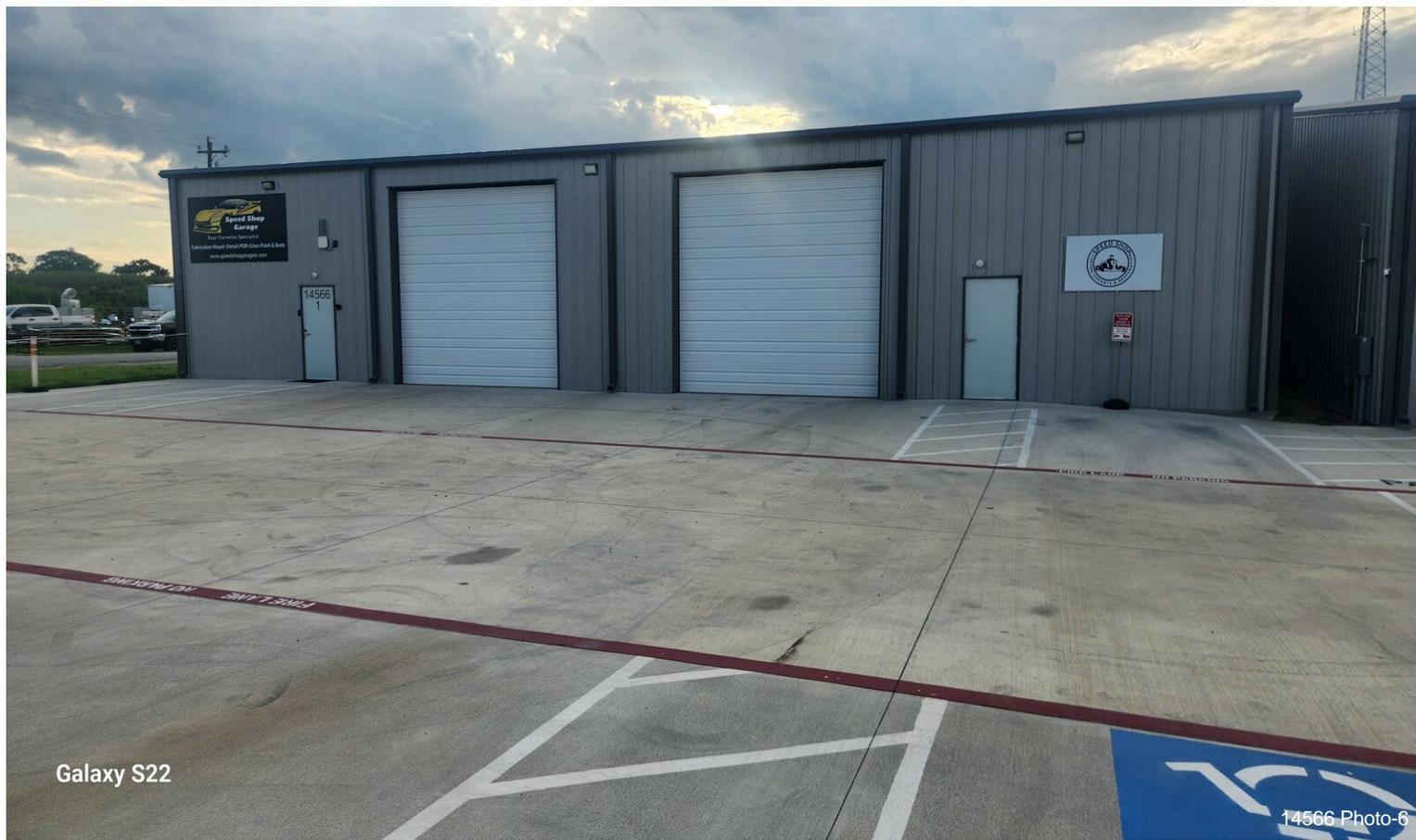
Property Photos



Property Photos



Property Photos



Galaxy S22



Galaxy S22

Property Photos



Property Photos



Property Photos



Building Photo

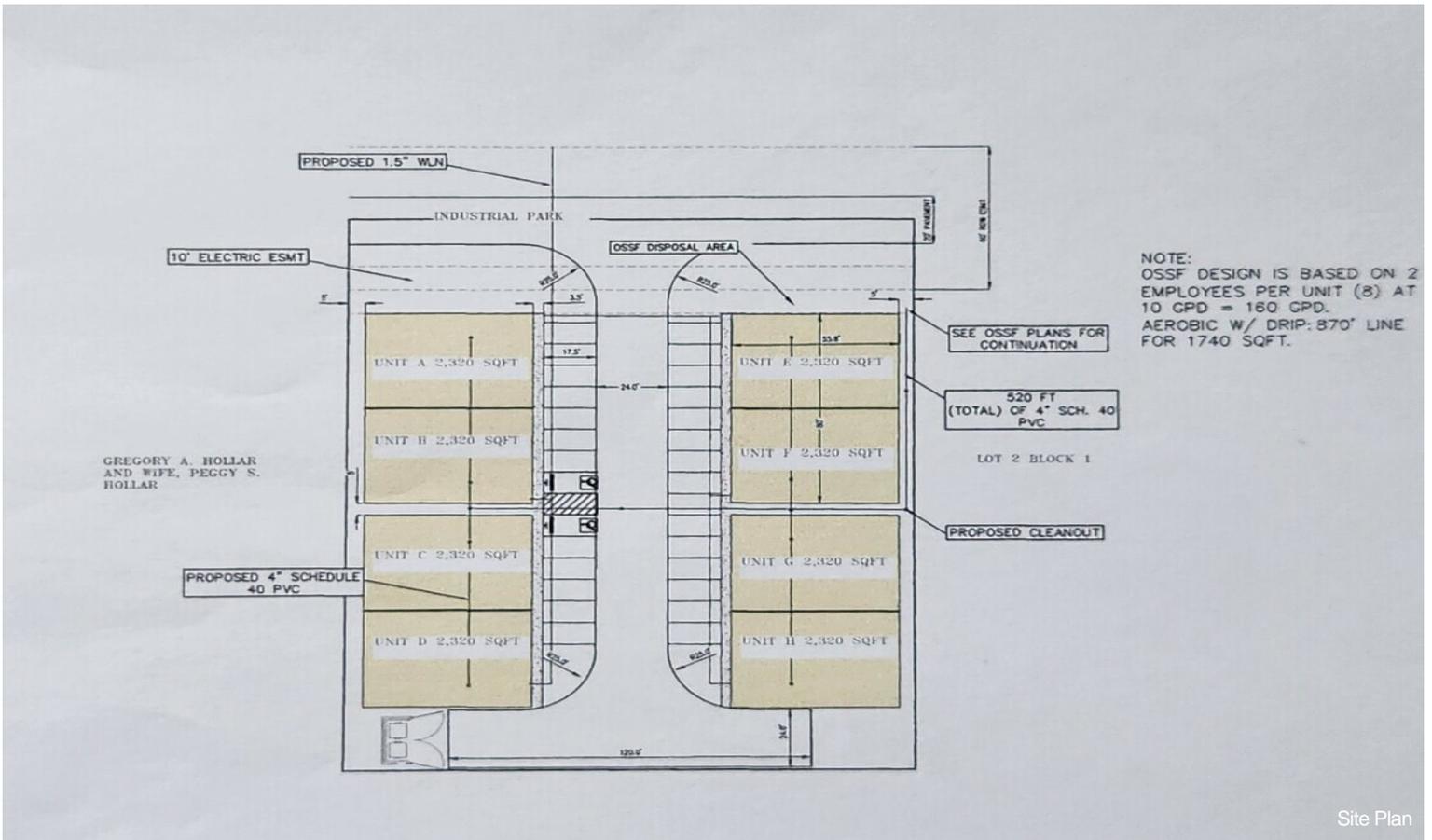


Building Photo

Property Photos



Building Photo



Site Plan