



Commercial Flex Building

4626 County Road 2200, Greenville, TX 75402



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Commercial Flex Building

\$1,750,000

Waiting for your business!!!! Look no further this office showroom -warehouse building has impeccable stained floors, half walls of rustic wood and metal with wood trim out. Open Office space is 1,200 sf with additional 1,200 sf open area with stairs that lead to loft that can also be used for storage and or office space, two restrooms - one with shower - one with cubbies for storage, safe room. Insulated Warehouse has 2 Lift Master roll up doors, 1 regular roll up door, 3 entry side doors, 3 phase electric 30 amp with set up for 50 amp, washer and dryer, shop sink, 18' ceilings in warehouse, 6,000 BTU air conditioning with 2 mini splits, This property has all you need and is completely behind iron fence rails and electric gate sits on 1.5 acres with 6,250 sf building and 6 inch concrete on 18 inch centers for parking. Located off Hwy 34, FM 903 area....

- Easy Access to I-30, Totally Fenced, Security Cameras, Flex Office Warehouse



Price: \$1,750,000

Property Type: Flex

Building Class: C

Sale Type: Owner User

Lot Size: 1.55 AC

Gross Building Area: 7,214 SF

Rentable Building Area: 6,250 SF

No. Stories: 1

Year Built: 2016

Tenancy: Single

Clear Ceiling Height: 18 FT

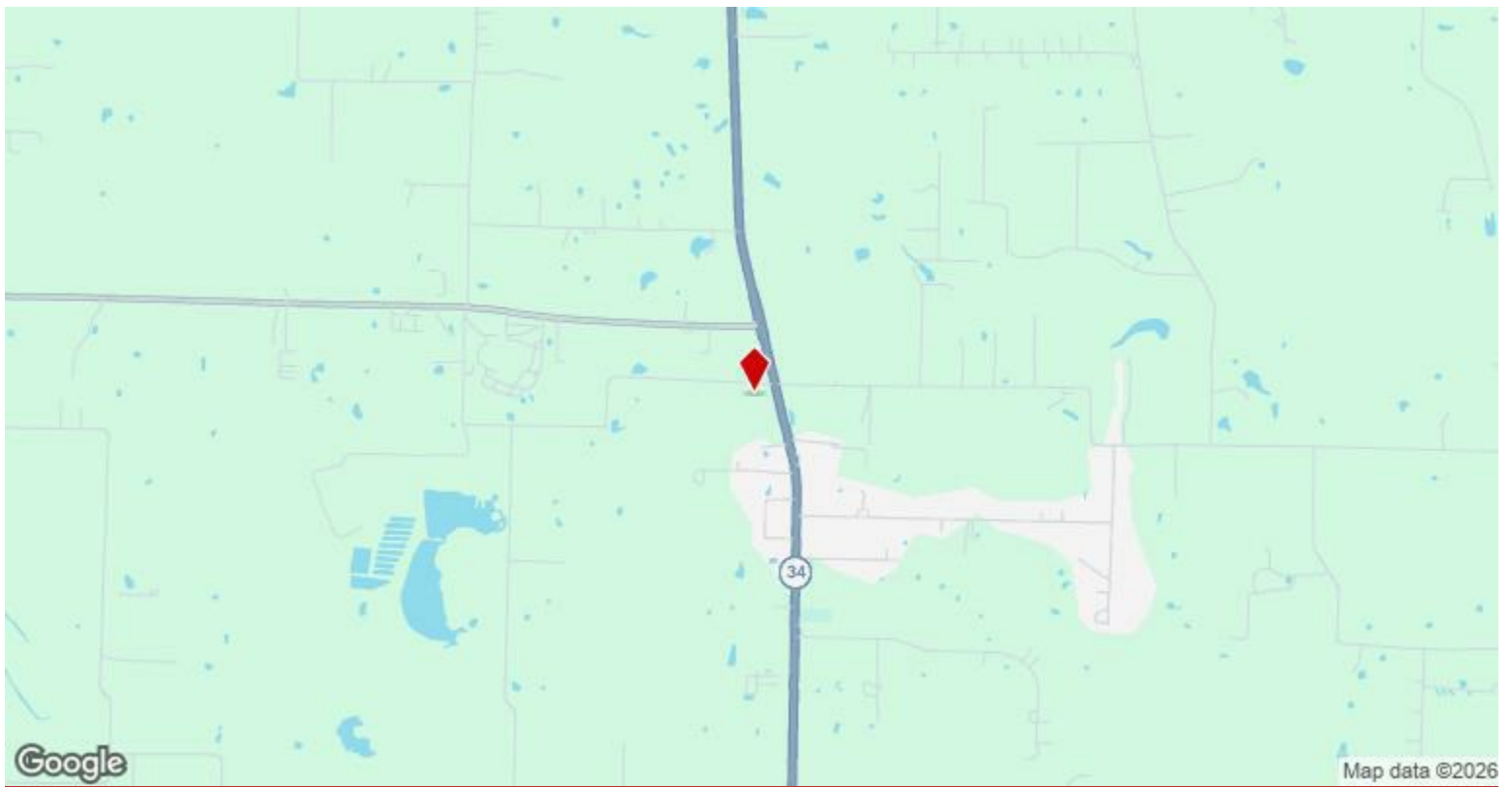
No. Drive In / Grade-Level Doors: 3

Zoning Description: Commercial

APN / Parcel ID: 222563

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Kona Ice	-	



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Property Photos



30-front area 2

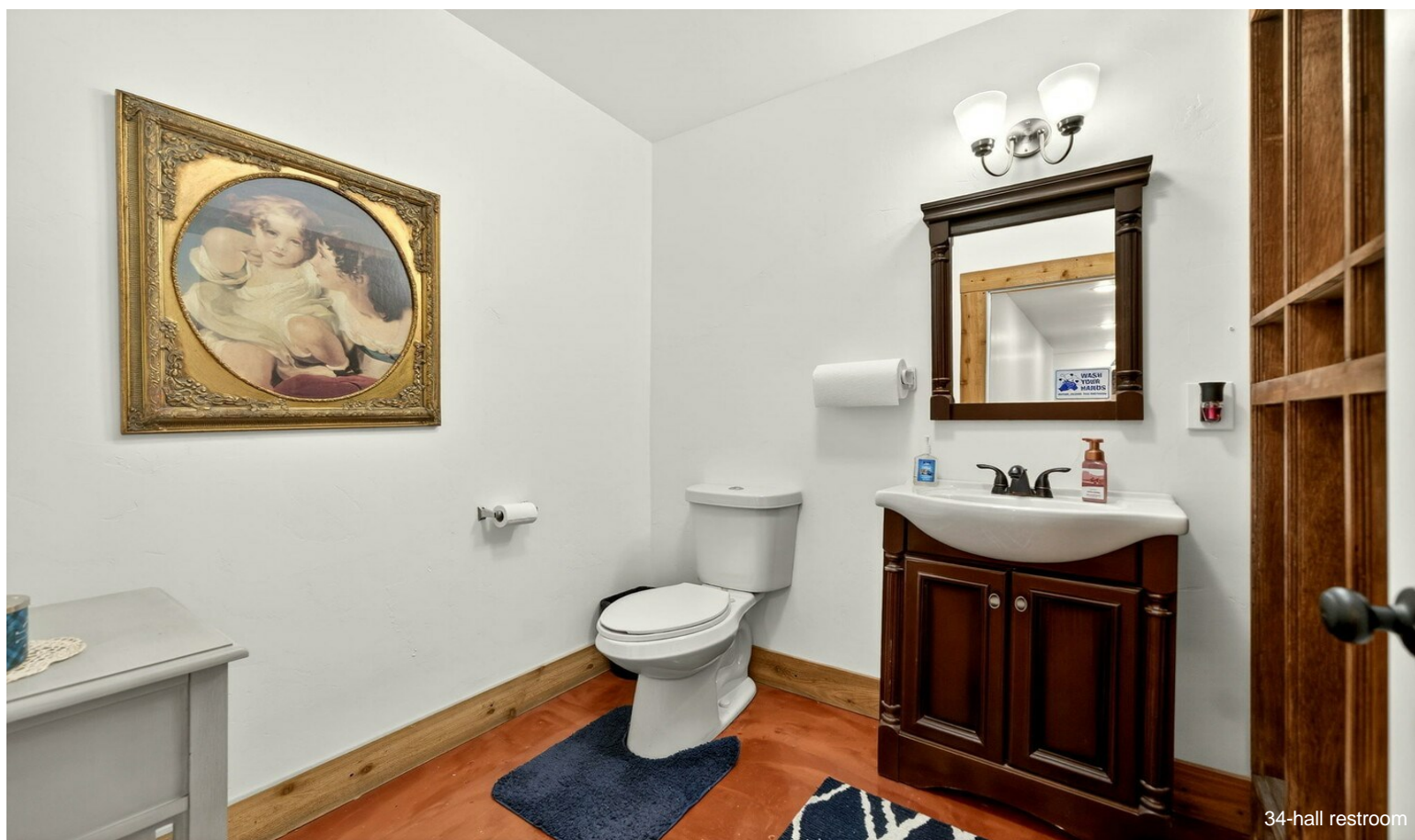


29-front area 1

Property Photos

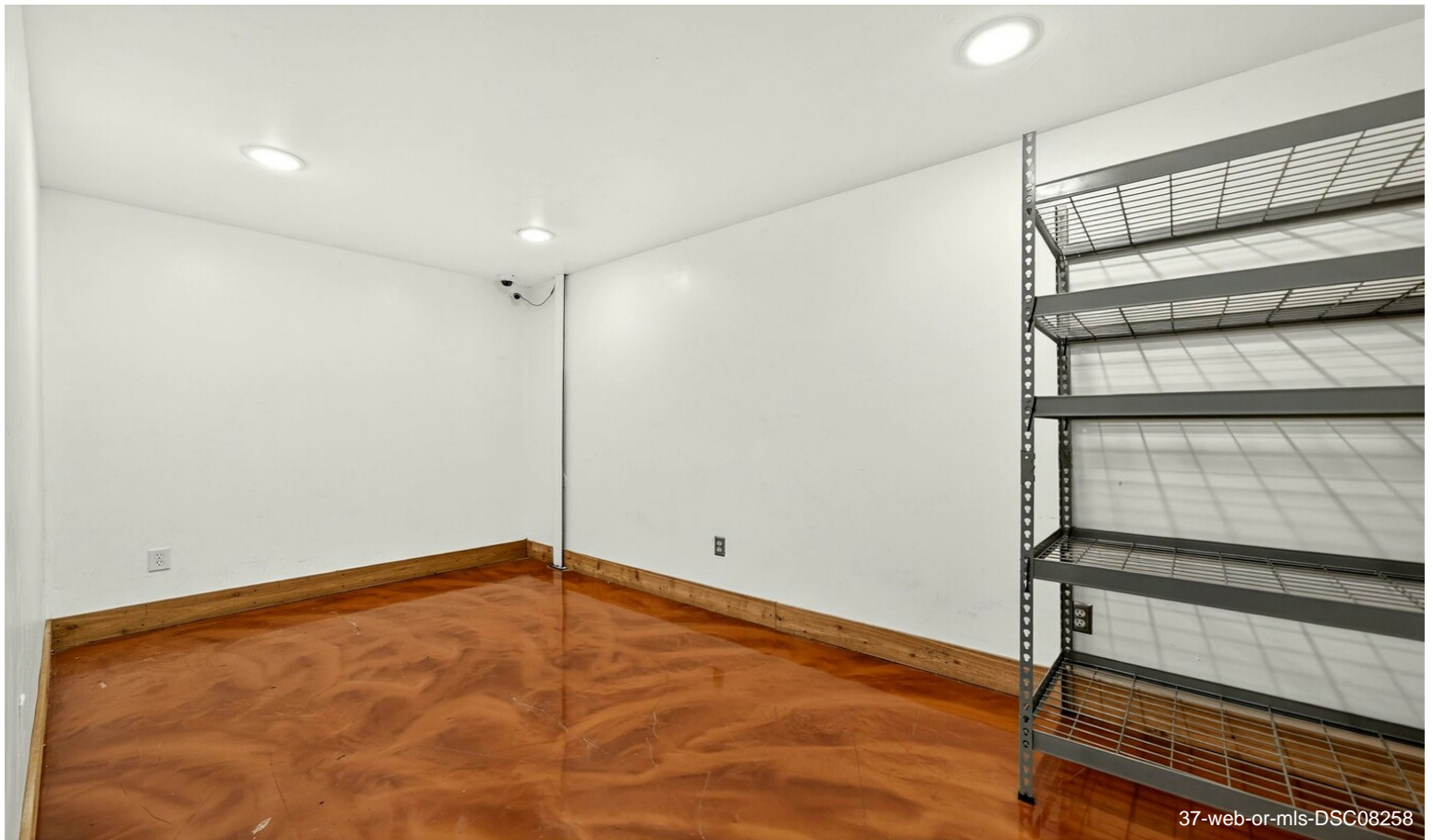


14-web-or-mls-DSC08329

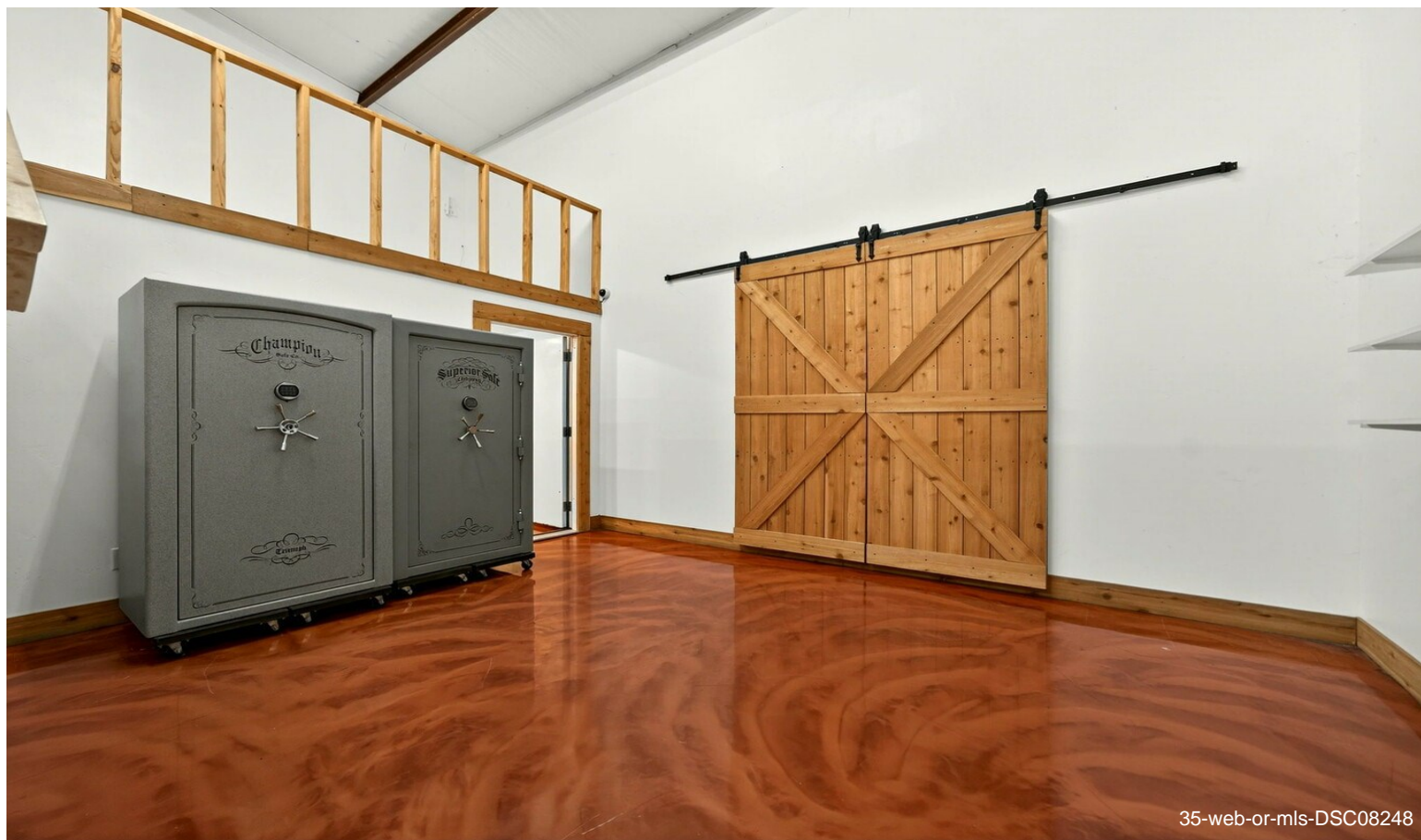


34-hall restroom

Property Photos



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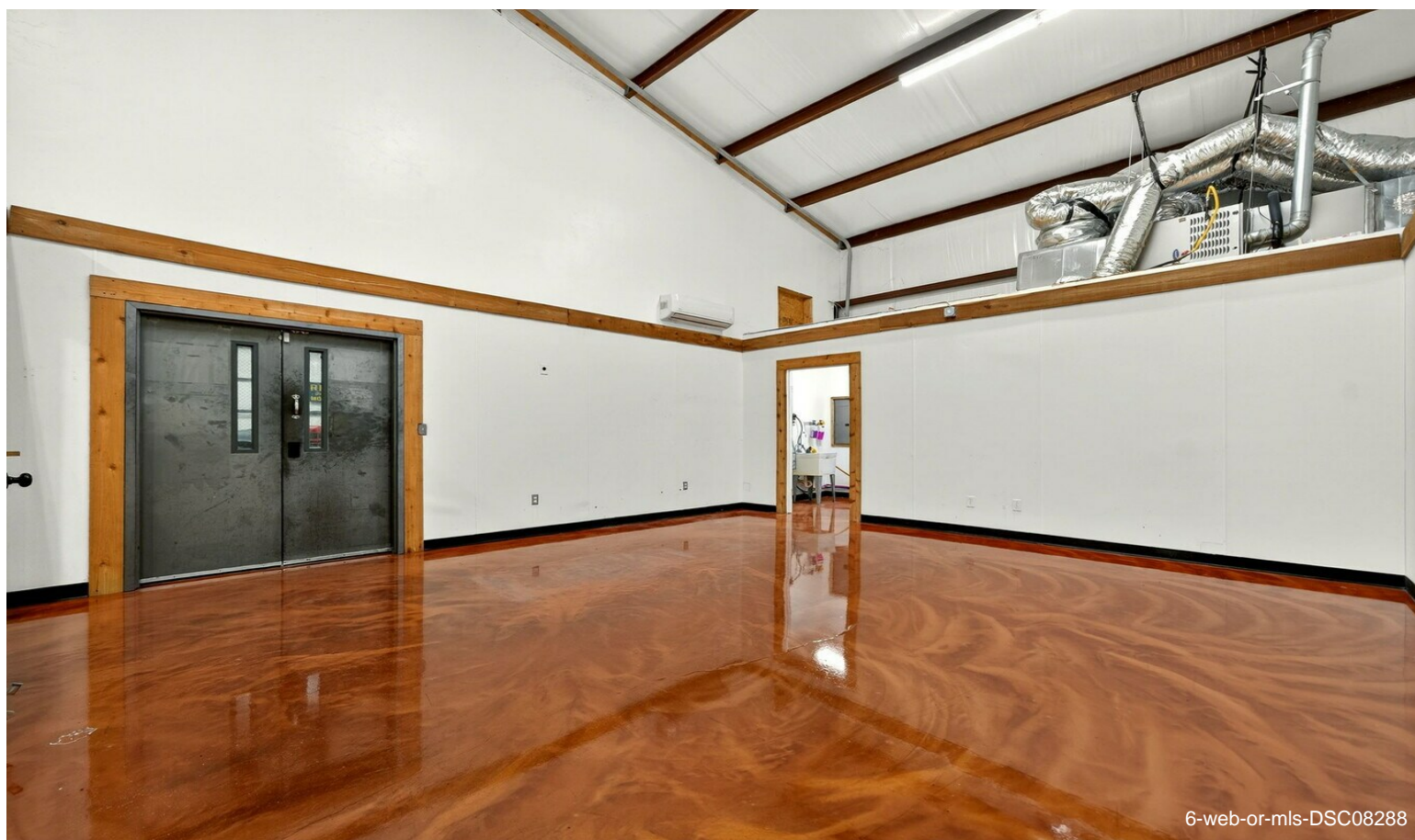
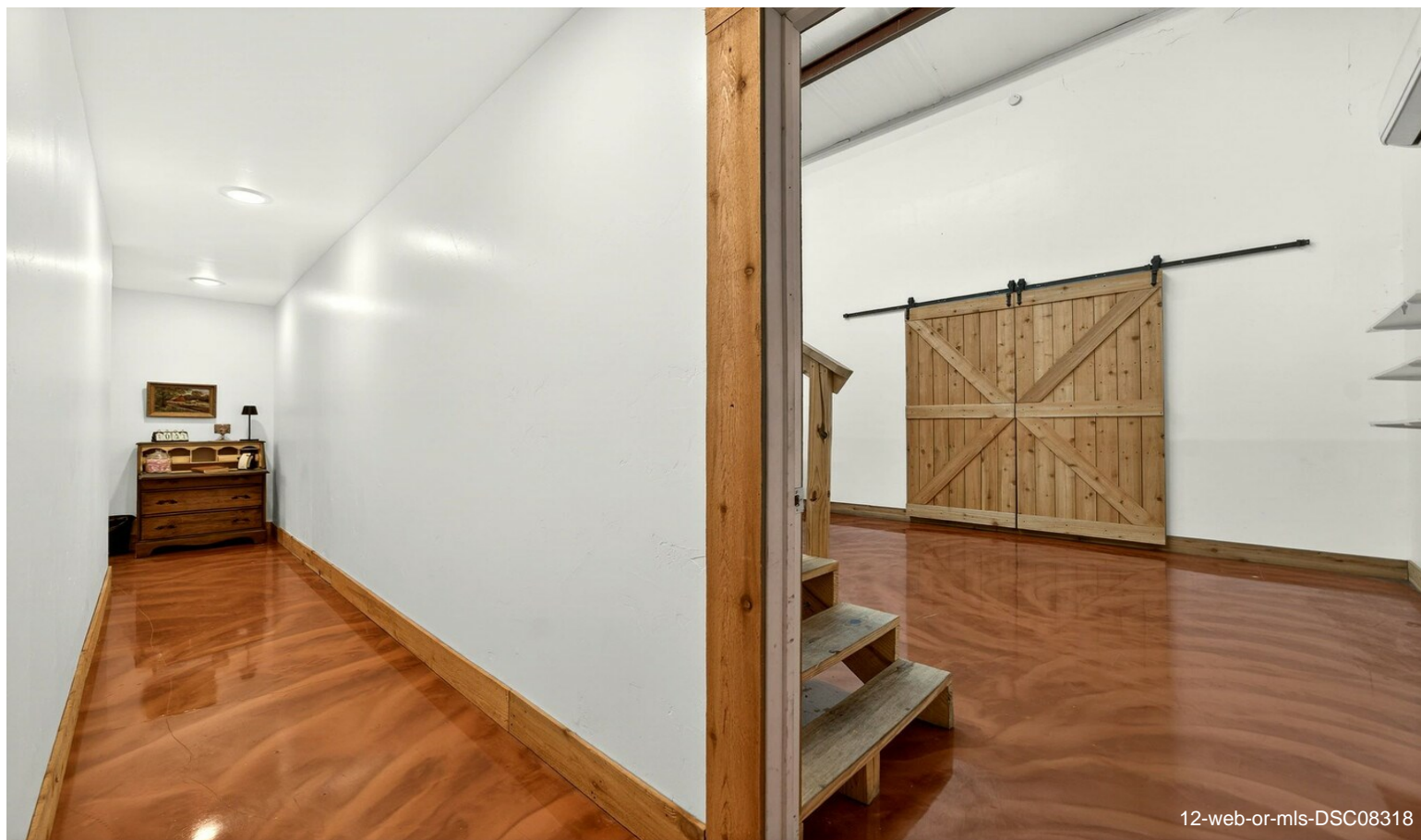


35-web-or-mls-DSC08248



36-web-or-mls-DSC08253

Property Photos



Property Photos



5-web-or-mls-DSC08284



4-web-or-mls-DSC08278

Property Photos



Property Photos



10-web-or-mls-DSC08308



7-web-or-mls-DSC08294

Property Photos



8-web-or-mls-DSC08298



9-web-or-mls-DSC08303

Property Photos



23-green space



22-shed

Property Photos



20-side



18-web-or-mls-030_DSC08361

Property Photos

