

FOR SALE & LEASE

AVAILABLE: 47,262 SF  
601 BURLINGTON RD, SAGINAW, TX 76179

## PROPERTY FEATURES

- ✓ Total SF: 47,262
- ✓ Office SF: 3,500
- ✓ Land Area: 4.89 Acres
- ✓ Clear Height: 26' - 44'
- ✓ Grade Level Doors: 8
- ✓ Power: 3-Phase
- ✓ Five Overhead Cranes, Ranging from 3-ton to 15-ton
- ✓ Approximately 3 AC of Outside Storage
- ✓ Improved Surface w/ Concrete and Crushed Rock
- ✓ Renovated Standalone Office Building

### NIKO PADILLA

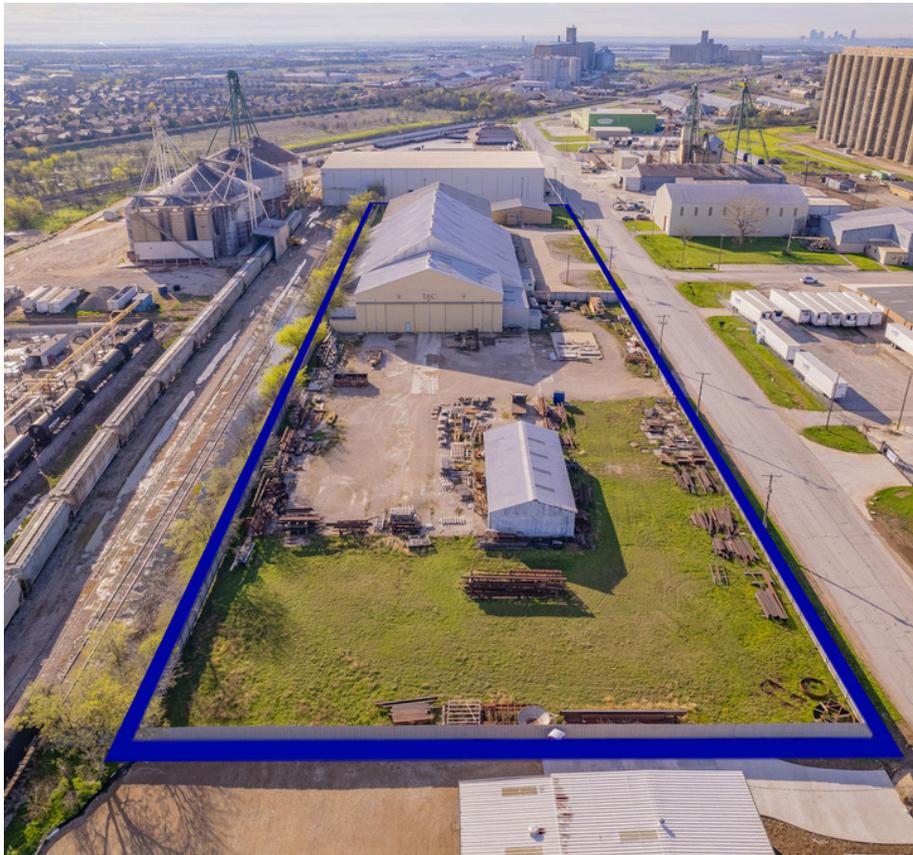
Market Director

214-226-3381

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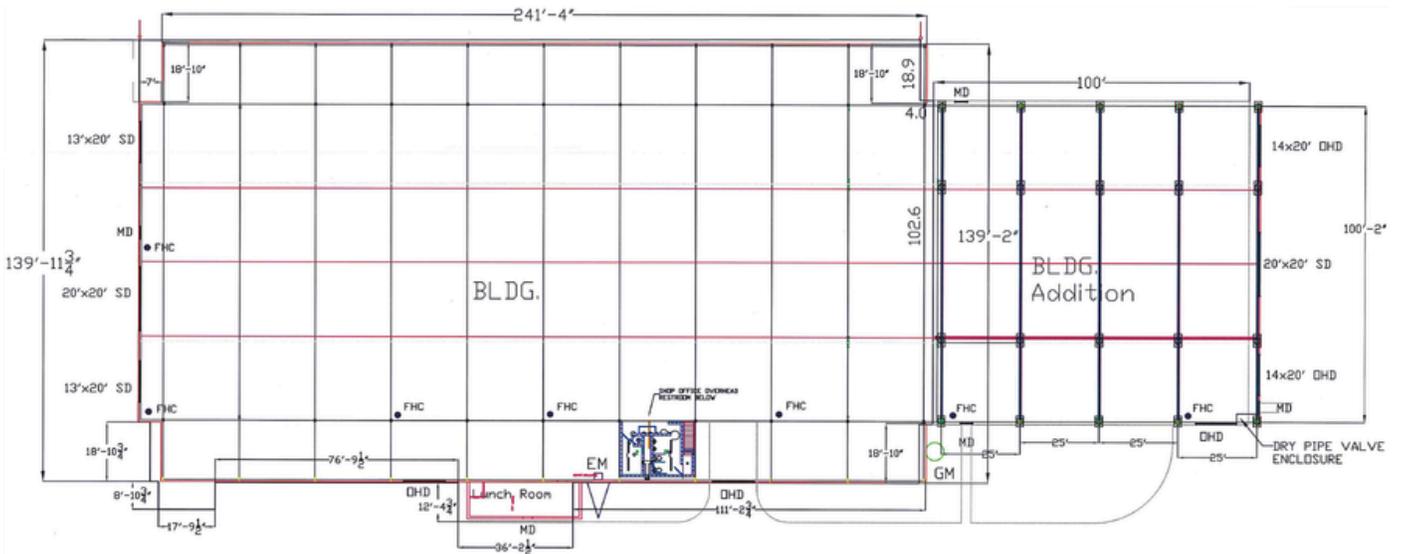
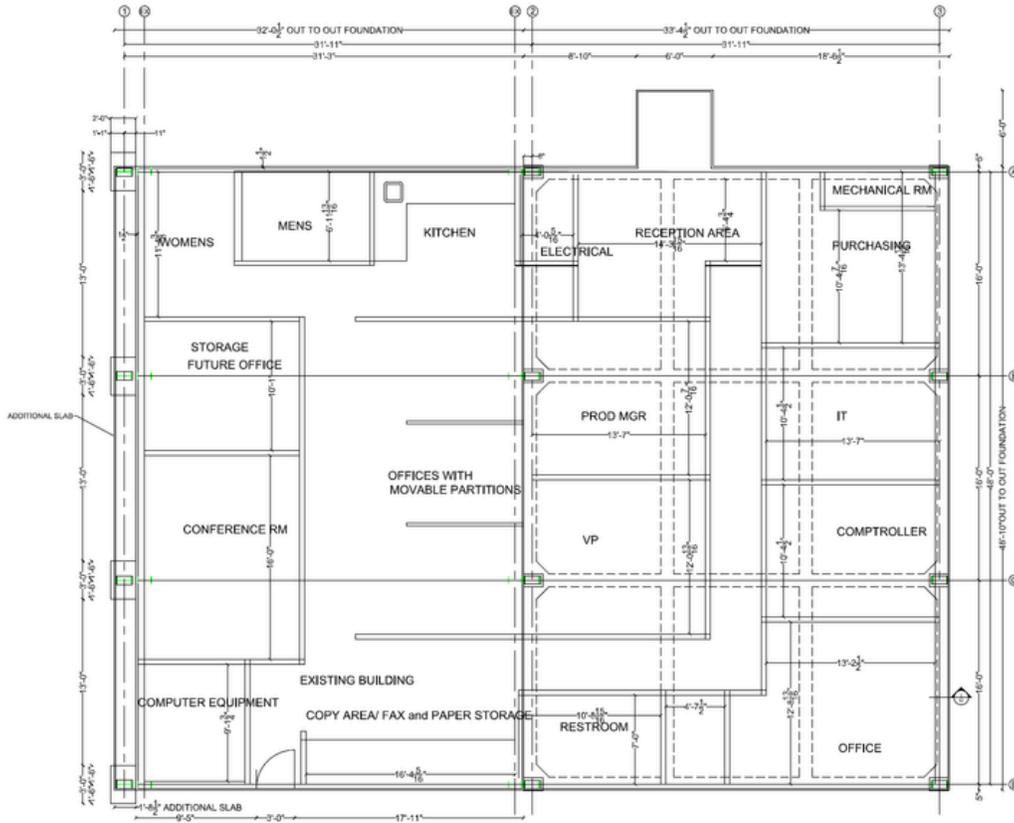
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.

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