

# ONLINE AUCTION

Allows For Contingencies



## ±123,000 SF INDUSTRIAL BUILDING LOCATED IN THE CENTRAL TEXAS AREA SUBMARKET

338 N Cliff Drive, Graham, Texas 76450

FRE Auctions and CMS Strategic Partners are pleased to present this Online Auction Plus® event (allows for contingencies) for this well-located distribution/manufacturing building on ±5 acres in central Texas.

### PROPERTY HIGHLIGHTS

**Size:** Warehouse ±115,000 SF & ±8,000 SF of office space

**Packaging:** Food grade packaging

**Lot Size:** ±5 AC room for expansion/storage/lay-down yard

**Clear Height:** 13' – 20'

**Docks:** 8 exterior

**Parking:** 70

**Secure:** Fenced lot

**Drive Ins:** 4 total

**Levelers:** 1 exterior

**Power:** 480V heavy



**STARTING BID:**  
**\$2,500,000**

*Suggested Value:*  
**\$4,250,000**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

**FRE.com/553D6**

For additional property details, downloadable due diligence & auction info

# INVESTMENT HIGHLIGHTS

## Strategic Location:

Located outside the Dallas Metroplex, Graham enables efficient regional distribution to major Texas cities while benefiting from lower land and building costs.

## Industrial Growth Advantage:

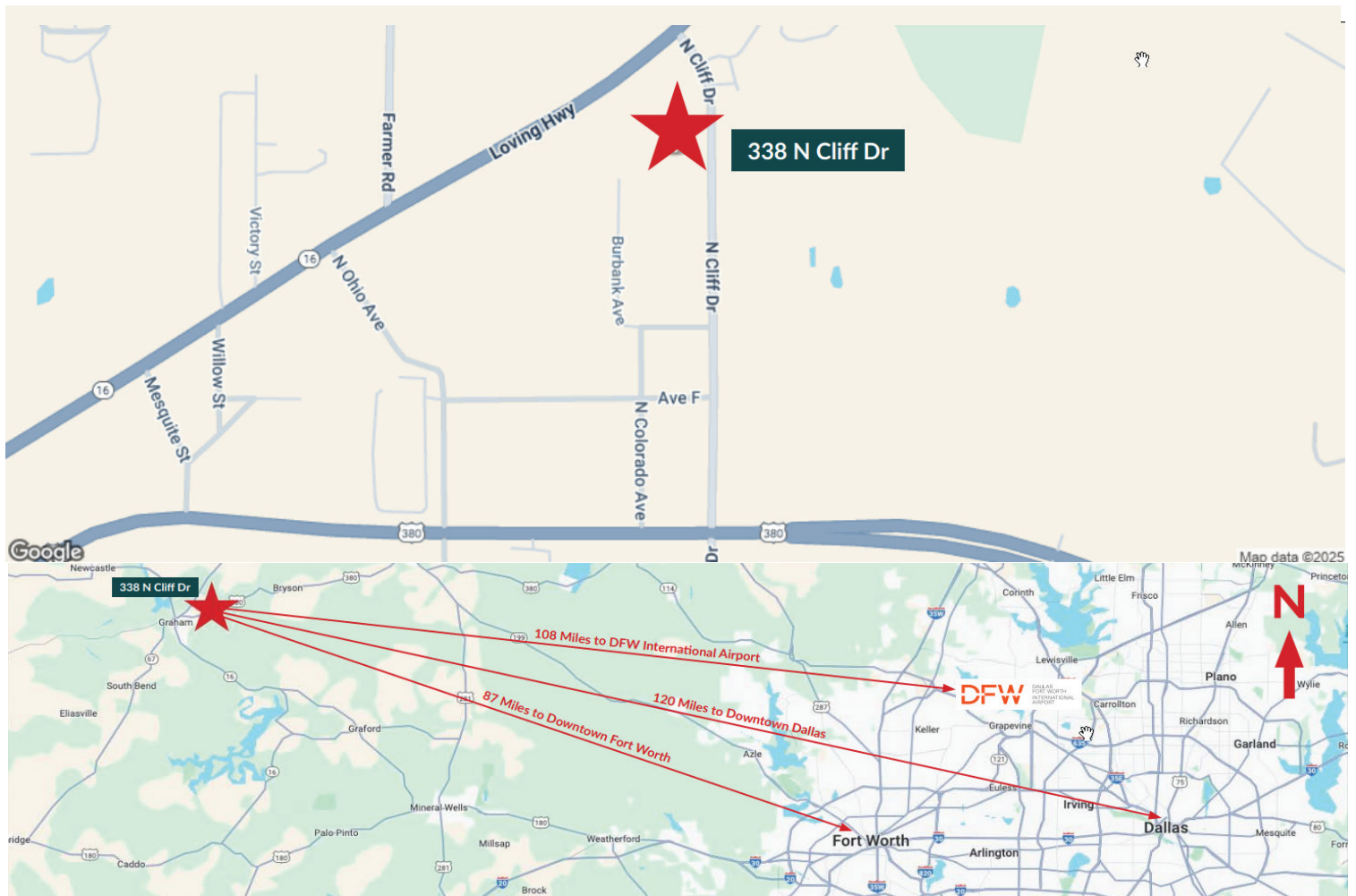
Texas remains a leading market for industrial properties, offering a competitive cost structure, including no state income tax.

## Energy & Logistics Connectivity:

Proximity to Texas energy hubs and logistics corridors makes it ideal for businesses needing manufacturing space or robust supply chain routes.

## Convenient Access:

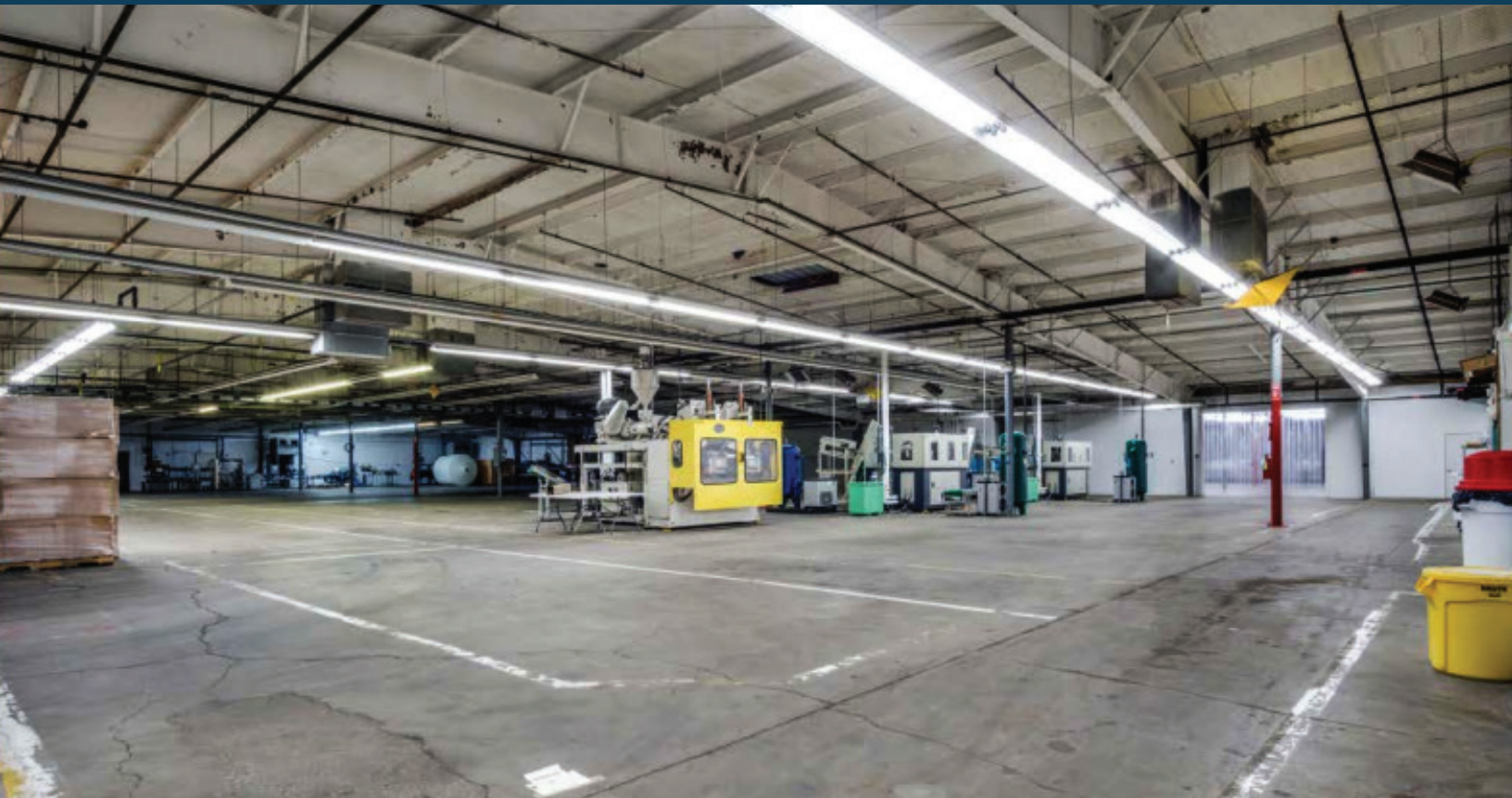
Only .5 mile to the primary intersection of Hwy 16 & Hwy 380 / Main St in downtown Graham, and approximately 10 miles from Hwy 114.



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# INTERIOR OF THE WAREHOUSE

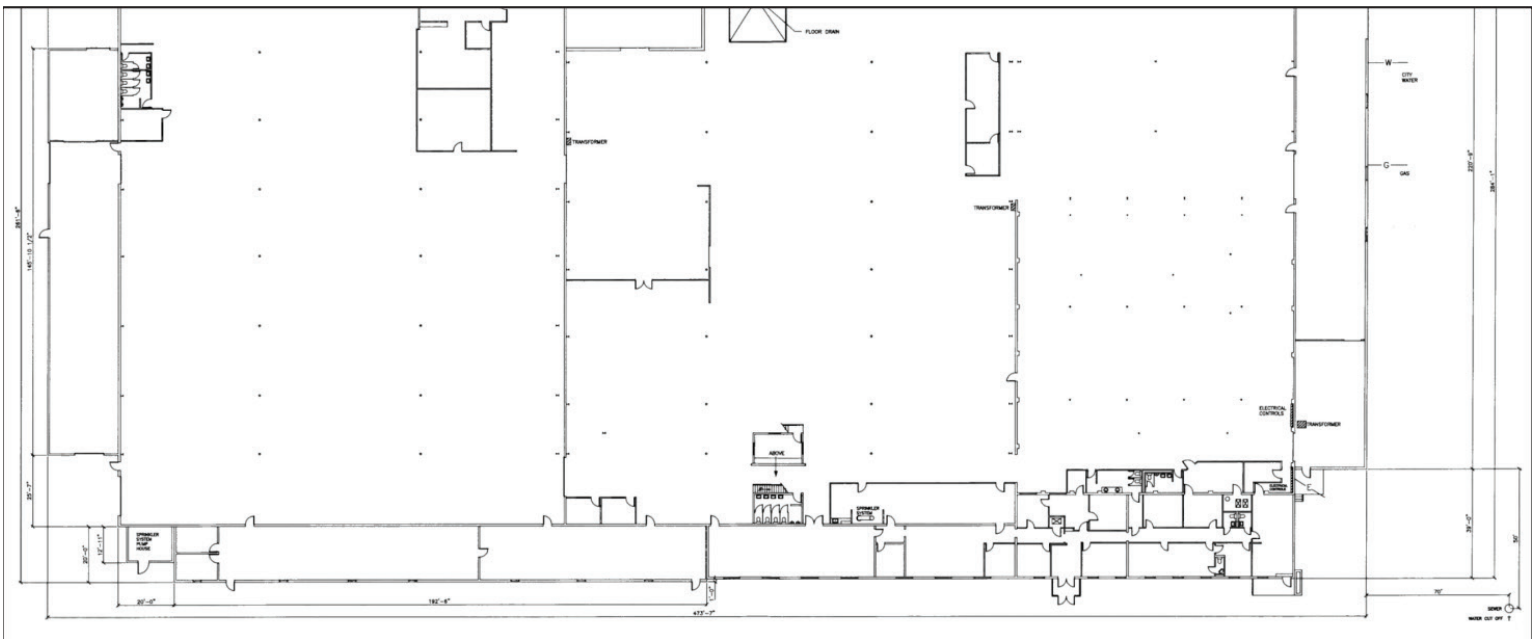


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## FLOOR PLAN



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