

Industrial For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

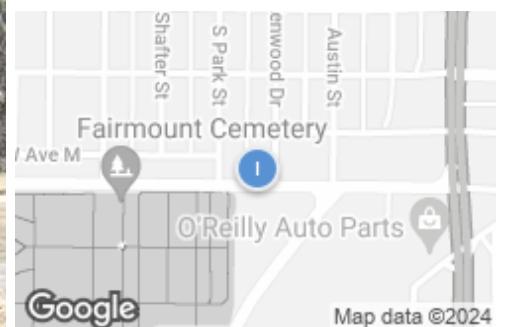
FOR SALE/LEASE - Former Kelly-Moore Paints

805 W Avenue N, San Angelo, TX, 76903

Industrial For Lease

Prepared on July 16, 2024

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	-	Show Instructions	Call broker
Secondary Uses	Retail, Specialty	Vacant	Yes
Sublease	-	Available Date	Now
Total Available Space	6,200 SF	Days On Market	137 days
Min Div/Max Contig	6,200 SF	Date Listed	3/01/2024
Asking Rate	\$18.00 Annual/SF	Last Modified	7/16/2024
Monthly Rate	\$9,300	Listing ID	39846577
Lease Type	NNN	Ceiling Height	-
Expenses	NNN	Dock High Doors	-
Lease Terms	3-5	Grade Level Doors	-
Signage	On Building & Free-Standing	Parking Spaces	-

Description

This was a profitable location and home to Kelly Moore Paints for years. Ideal for showroom/storage for service companies looking to display product. Offering a large open showroom with display windows (2,880 sqft) connecting to 2 private offices and a warehouse with 3,388 sqft, the very back offers an additional 2nd and 3rd floor for storage, each open space with 792 sqft per floor. The total sqft for the entire building is 7,852+/- . The large cleared lot offers paved parking in front and a loading ramp on the side, there's an additional open area that could be fenced for outside storage or could add for more parking or future expansion, etc. Lease rate is a base rent plus NNN, total if \$7,600+/- per month.

- Ownership will consider selling the property, price has not been set, call to discuss options.

Property Features

Location Details

Address	805 W Avenue N, San Angelo, TX, 76903
Zoning	ML
County	Tom Green

Parcels	R000073163
Name	805 W Ave N

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	6,200 SF
Land Size	1 Acres / 43,560 SF
Number of Buildings	1
Number of Floors	1

Year Built	1947
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-

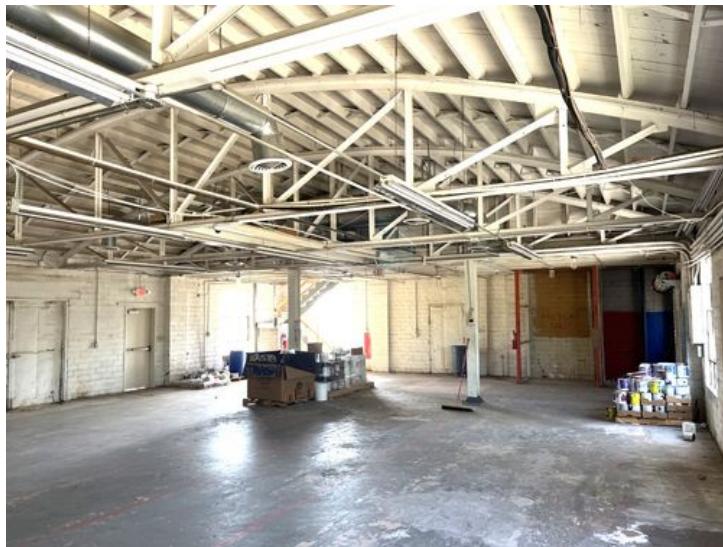
Property Listings

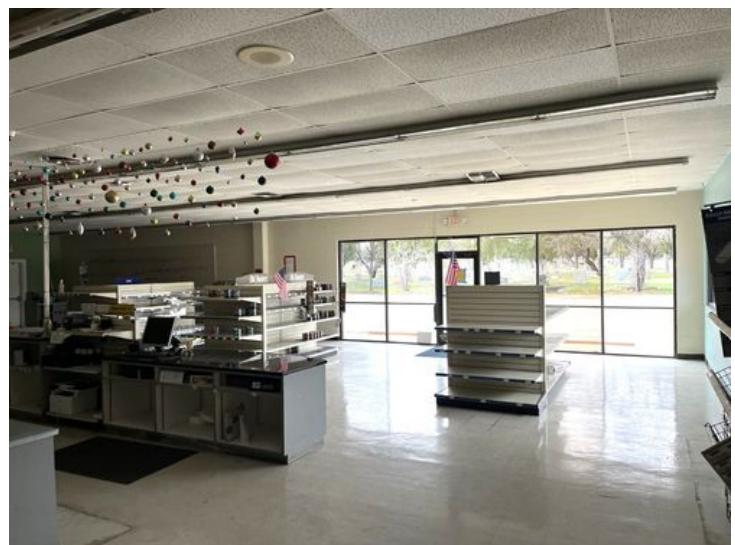
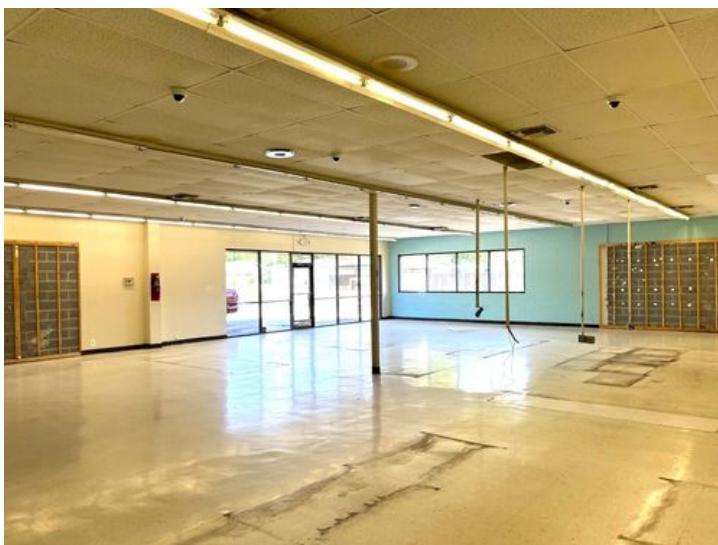
1 Listing | 6,200 SF | \$18.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Industrial	-	6,200 SF	\$18.00 Annual/SF NNN	Now

Additional Photos







Contact



Brandon K Sanders

325-653-1489

brandon@steveeustisrealestate.com



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