



820 S Central Expy

820 S Central Expy, Anna, TX 75409

Ramesh Namala

Swagruha LLC

14455 Webb Chapel Rd, Farmers Branch, TX 75234

ramesh.namala@gmail.com

(469) 666-7590



820 S Central Expy

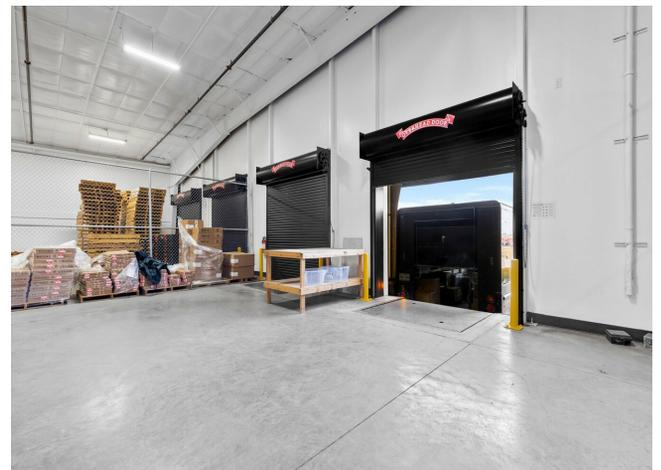
\$5,286,316

Turn-key, fully climate-controlled office/warehouse facility positioned directly on US-75 (Central Expressway) in the high-growth Anna, Texas corridor. The 20,088 SF building sits on 1.27 acres and features four dock-high doors, a large paved truck court, and a secured/gated entry.

The property was built in 2011 and has been extensively upgraded by the current owner with renovations completed in 2022, 2025, and 2026, including a full stucco exterior finish, freshly painted dock doors/entry doors/gutters, and significant landscaping improvements (new Bermuda grass and trees).

The...

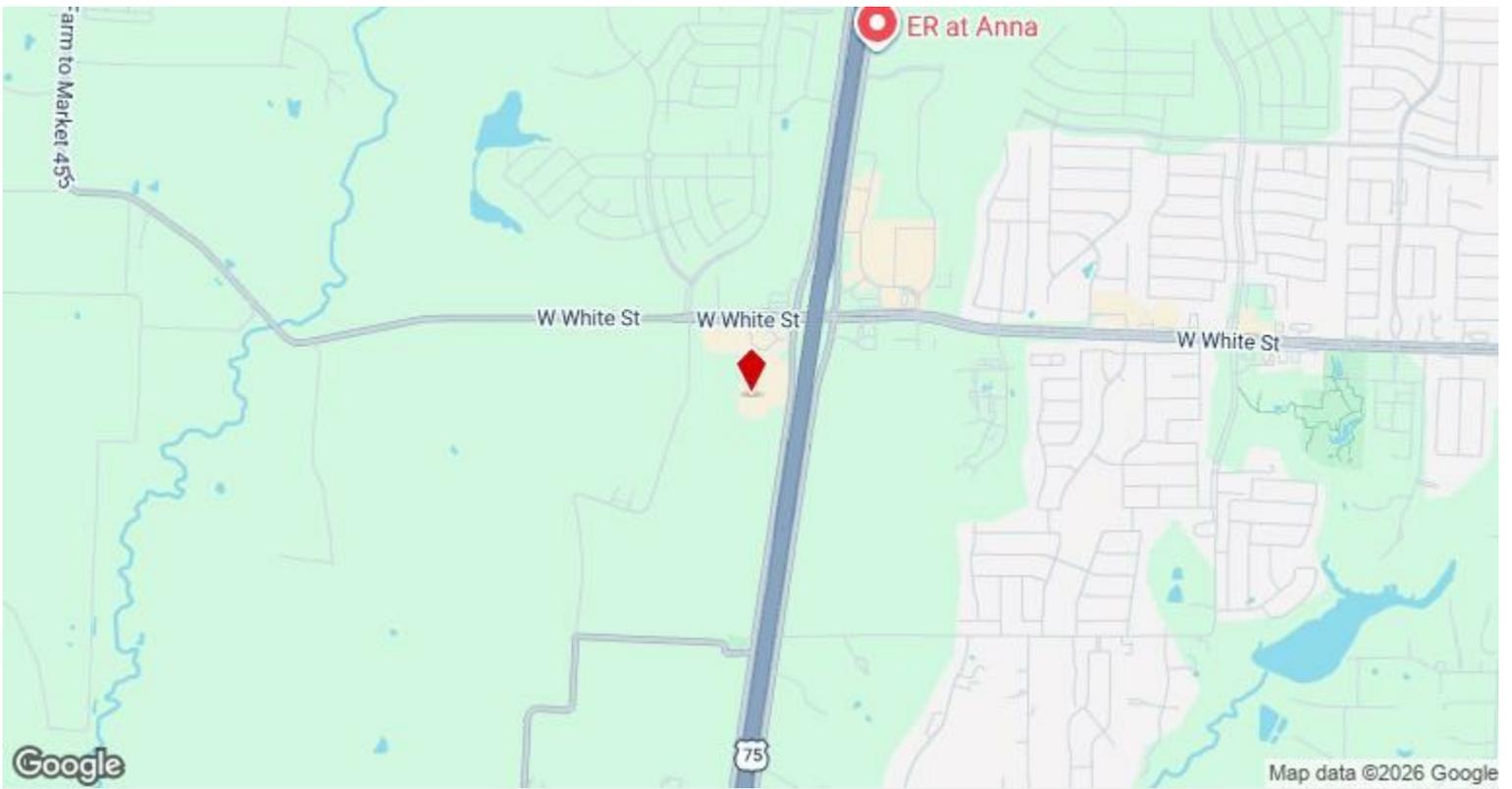
- Prime US-75 visibility in fast-growing Anna corridor
- 100% climate-controlled warehouse + dedicated office HVAC
- 20,088 SF office/warehouse on 1.27 acres
- 4 dock-high doors with large concrete truck court
- Turn-key distribution / light industrial facility
- Delivered vacant at closing (ideal for owner-user or investor)



Price:	\$5,286,316
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	A
Sale Type:	Investment or Owner User
Cap Rate:	6.00%
Lot Size:	1.27 AC
Gross Building Area:	20,088 SF
Rentable Building Area:	20,088 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	2011
Tenancy:	Single
Parking Ratio:	1.19/1,000 SF
Clear Ceiling Height:	18 FT

Major Tenant Information

Tenant	SF Occupied	Lease Expired
QualGear LLC	20,088	

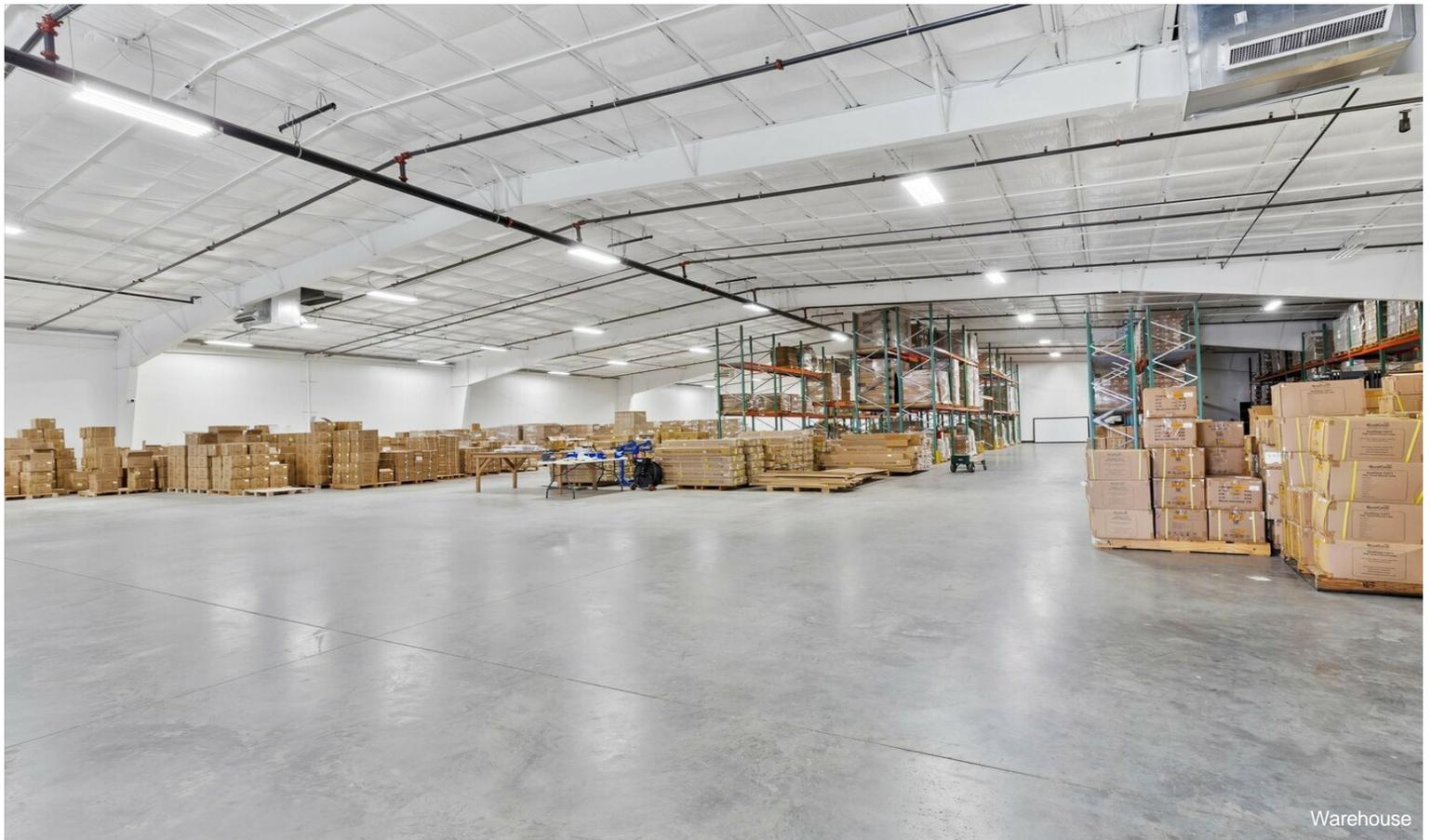


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Property Photos

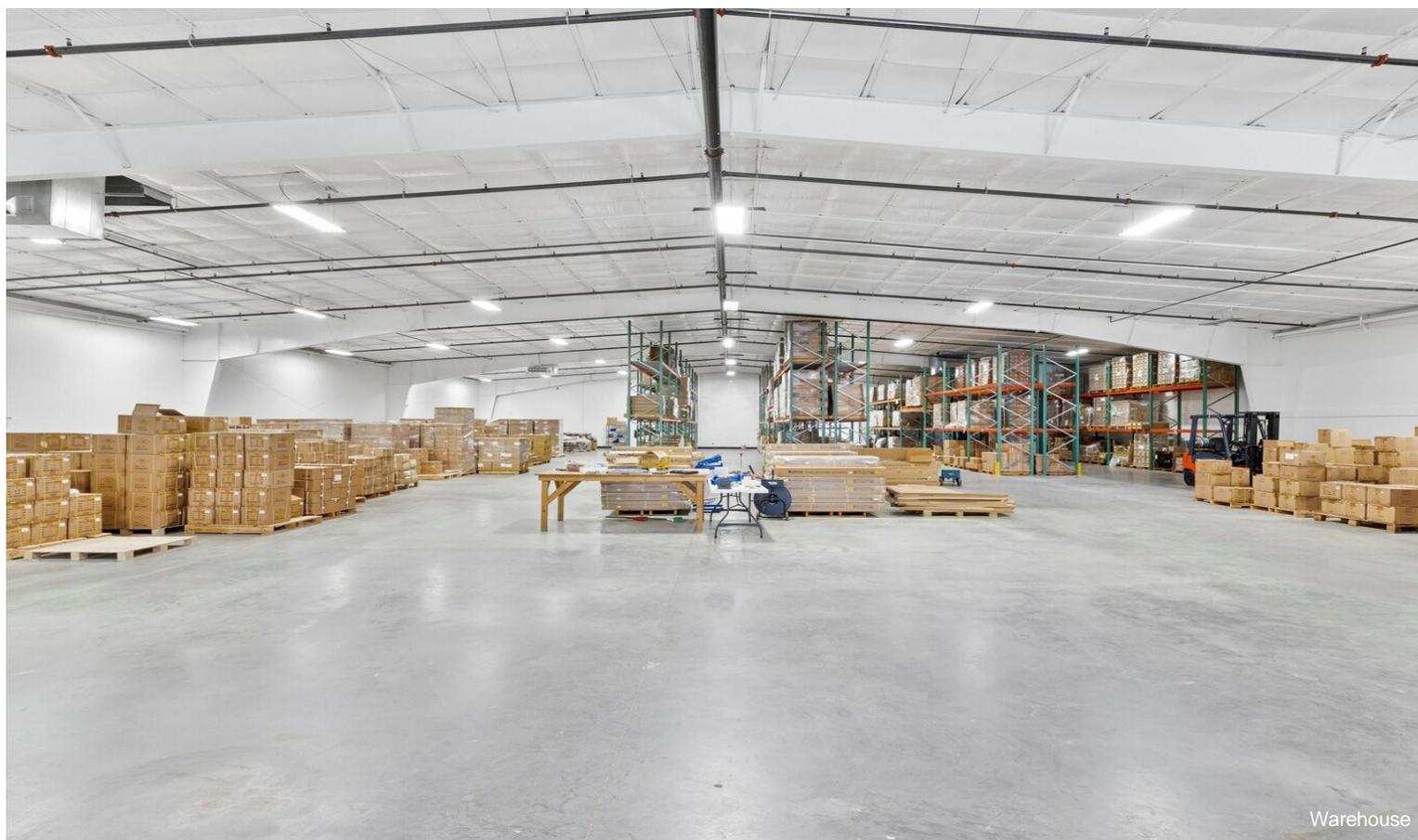


Warehouse

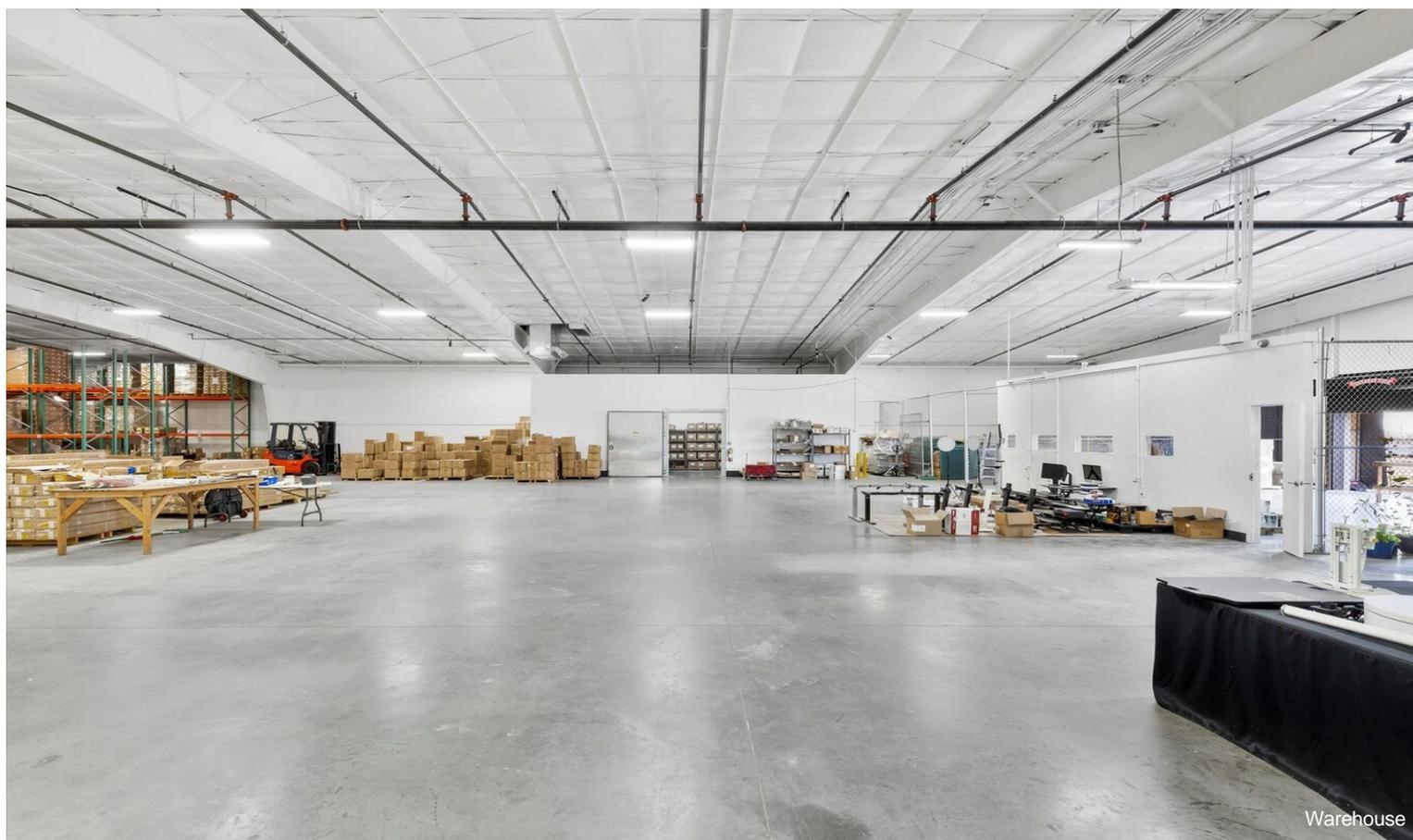


Warehouse

Property Photos

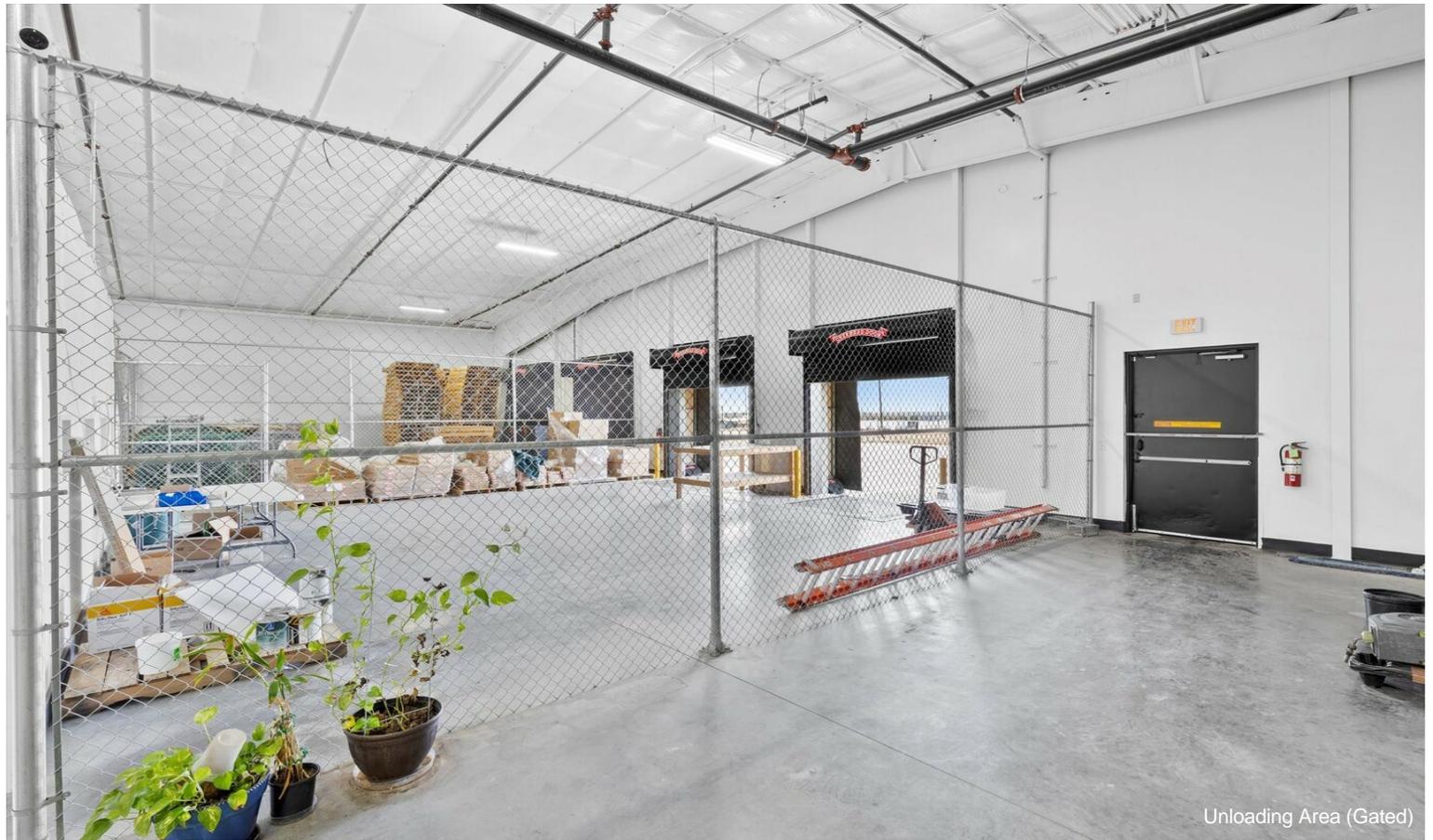


Warehouse

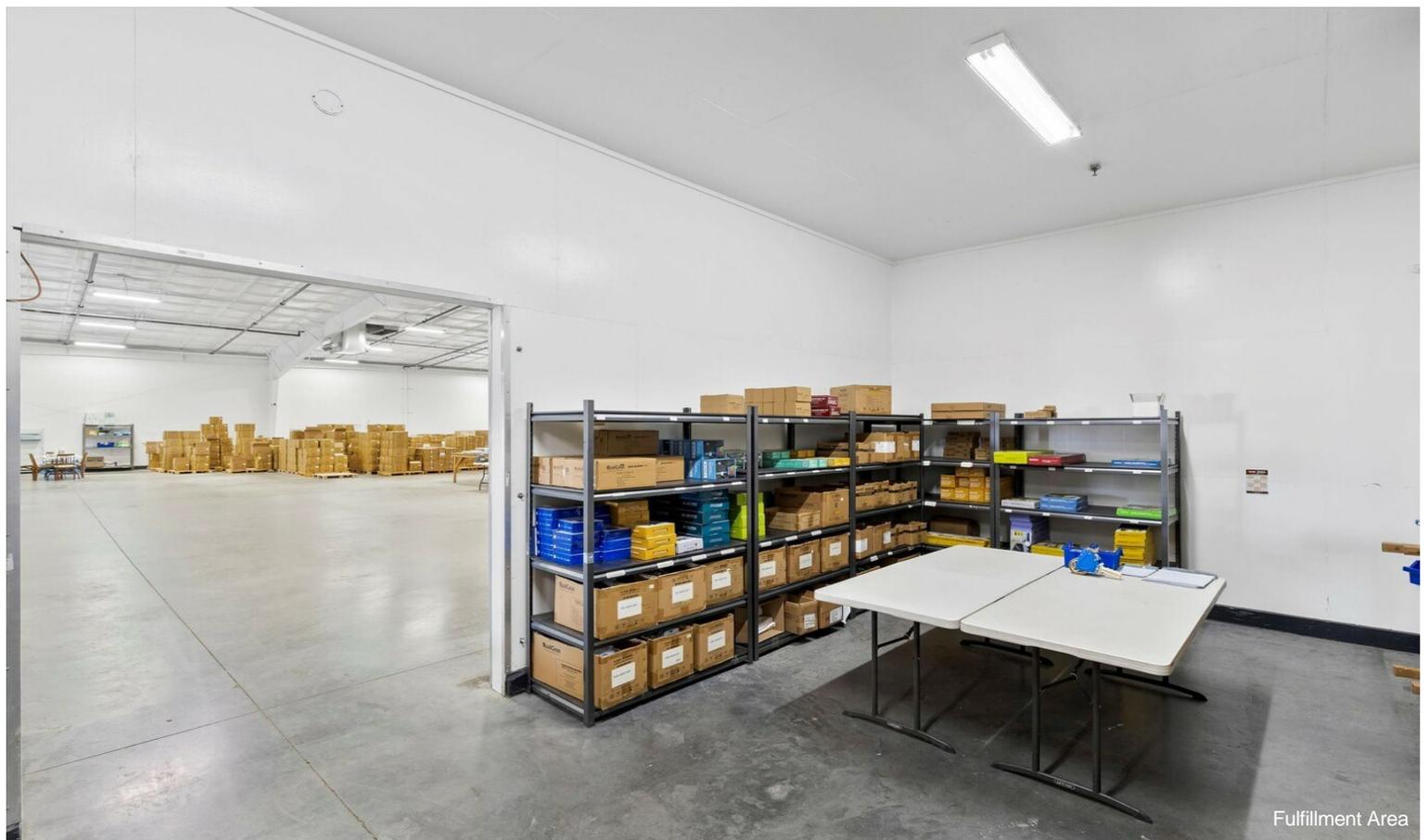


Warehouse

Property Photos

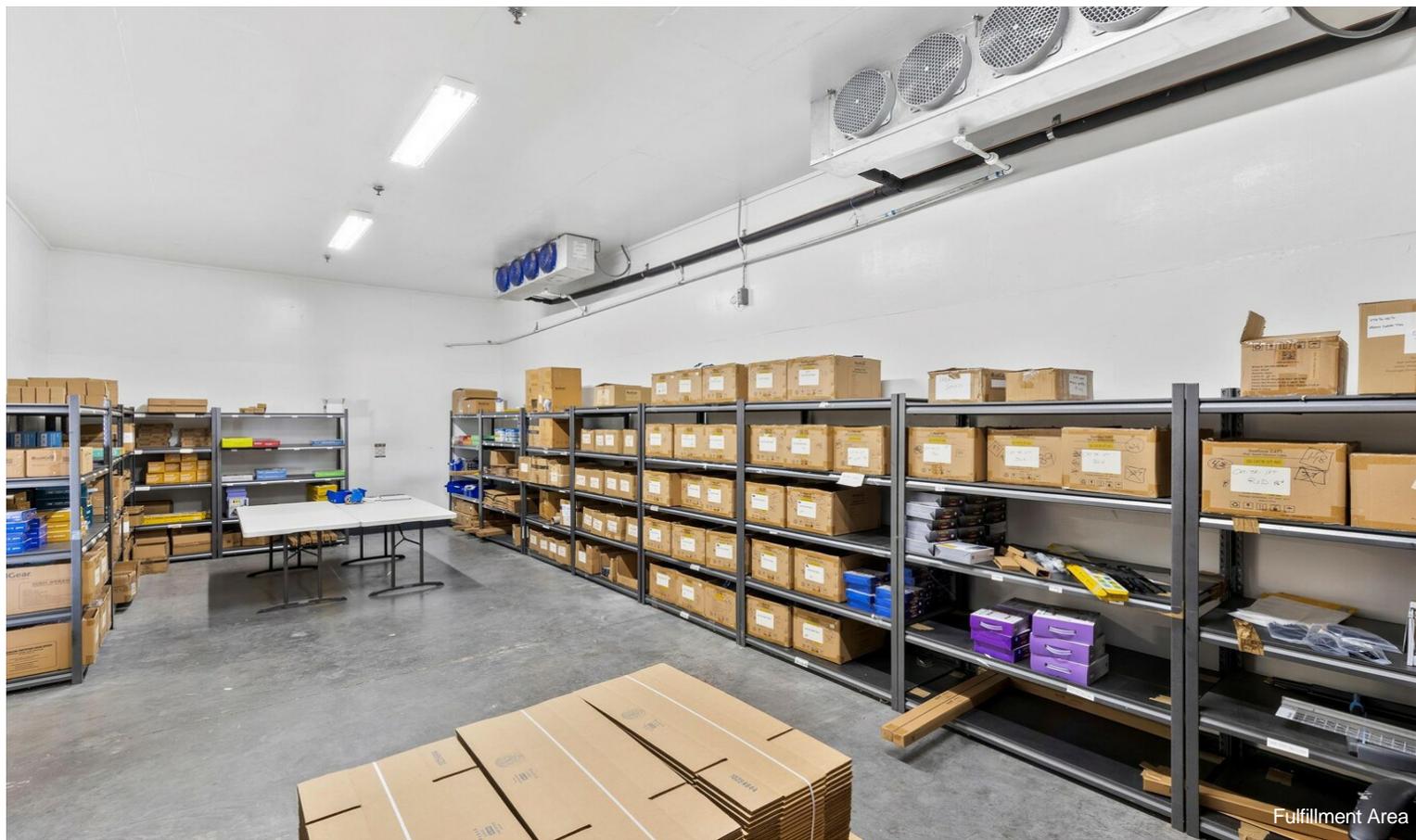


Unloading Area (Gated)

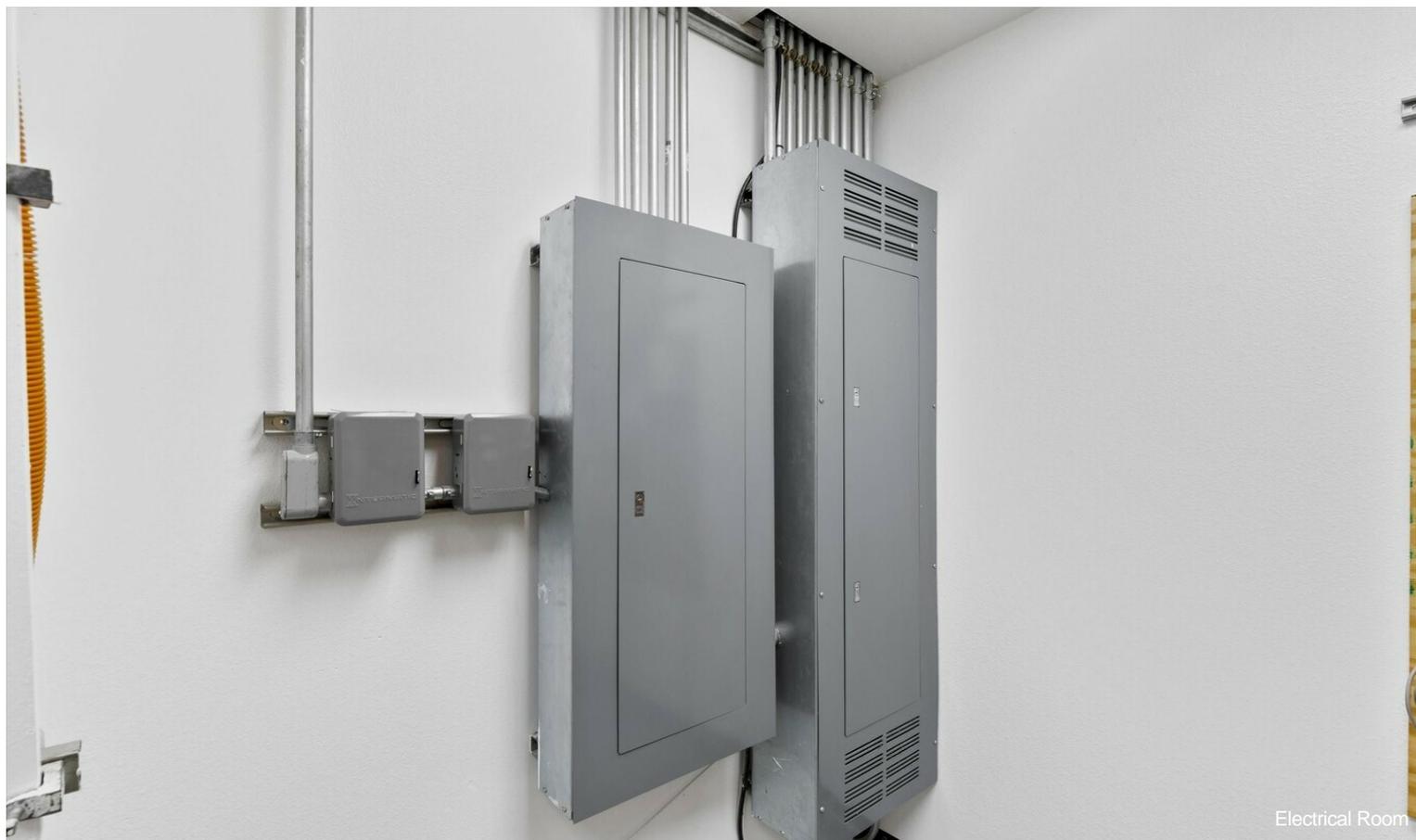


Fulfillment Area

Property Photos

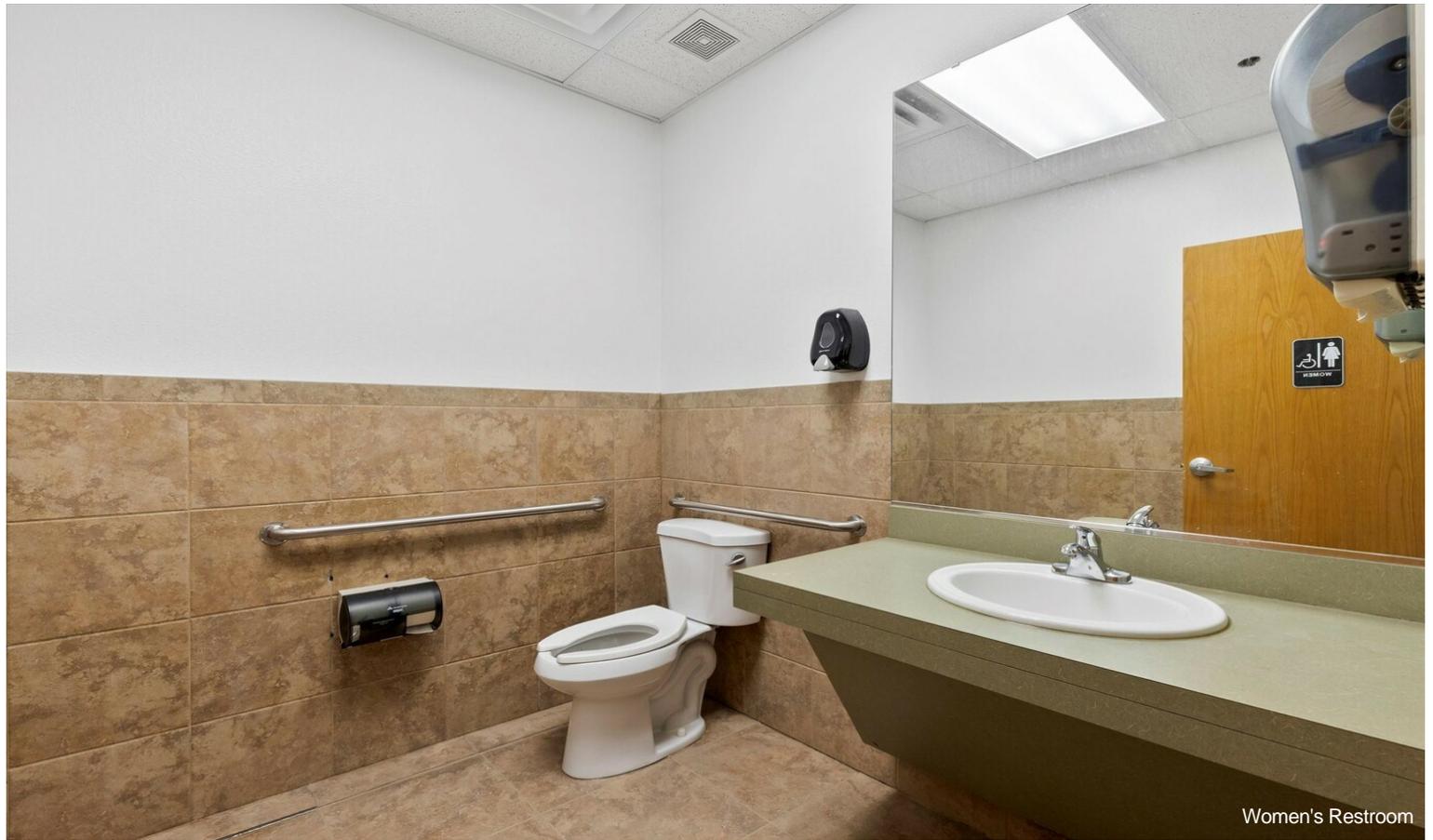


Fulfillment Area

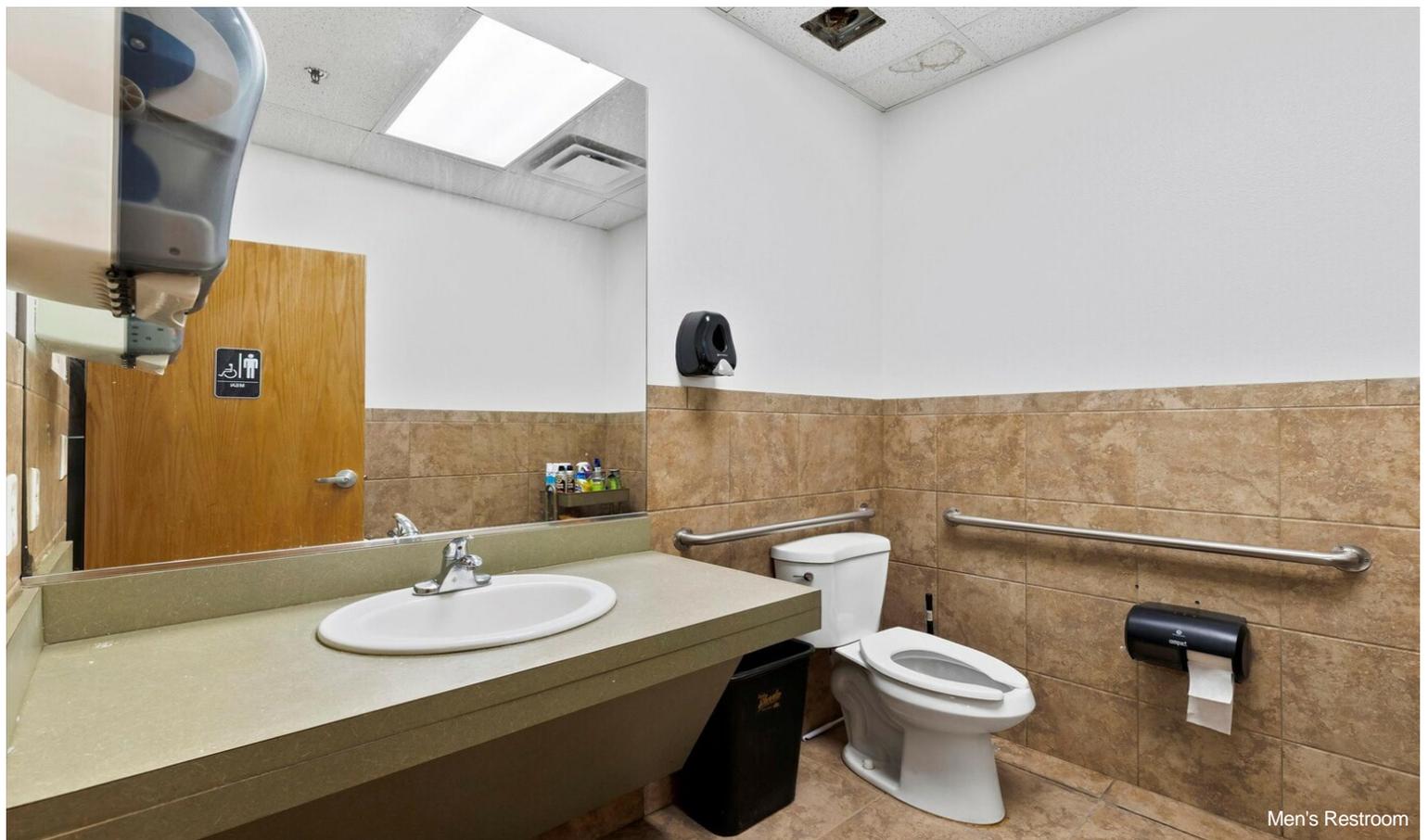


Electrical Room

Property Photos

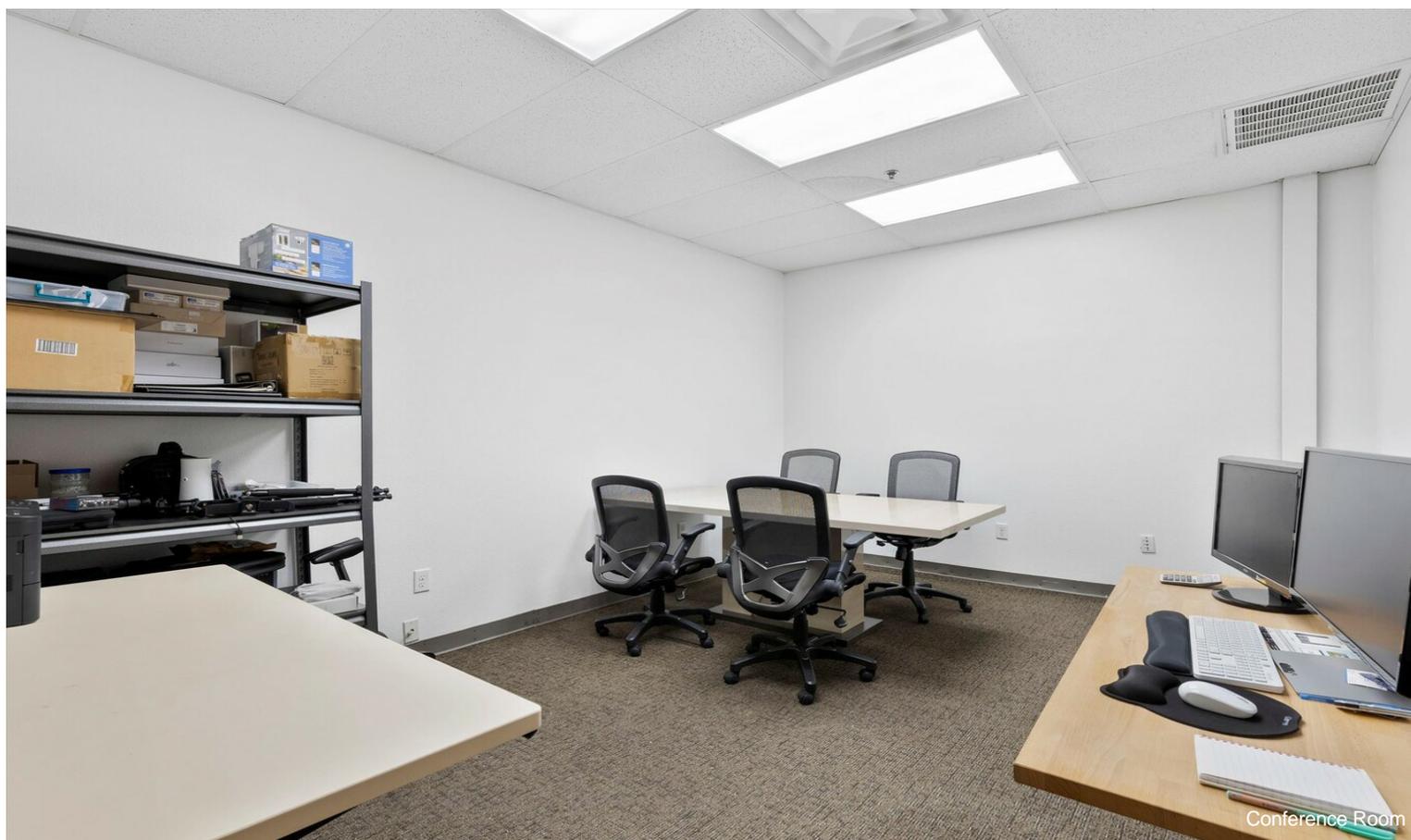
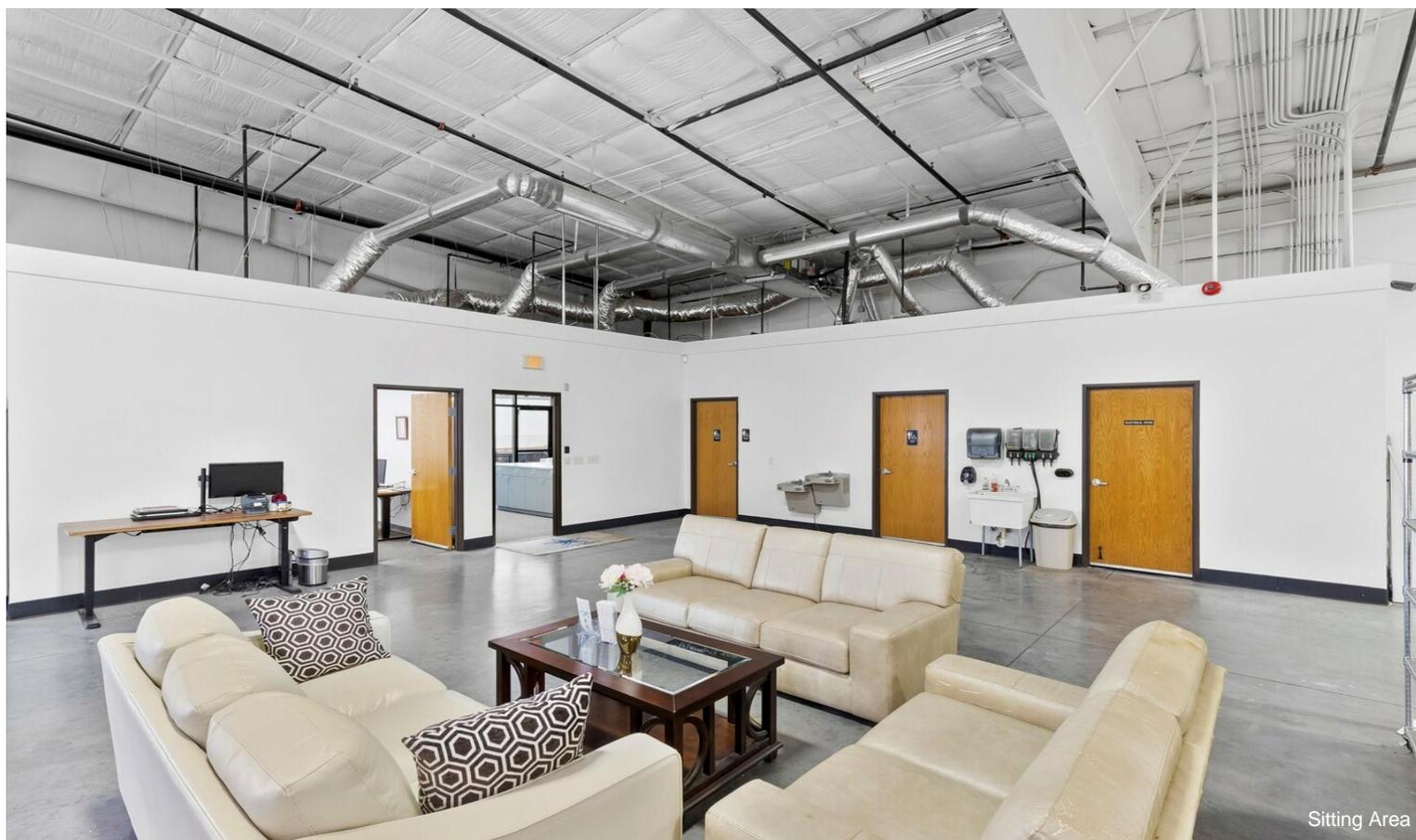


Women's Restroom



Men's Restroom

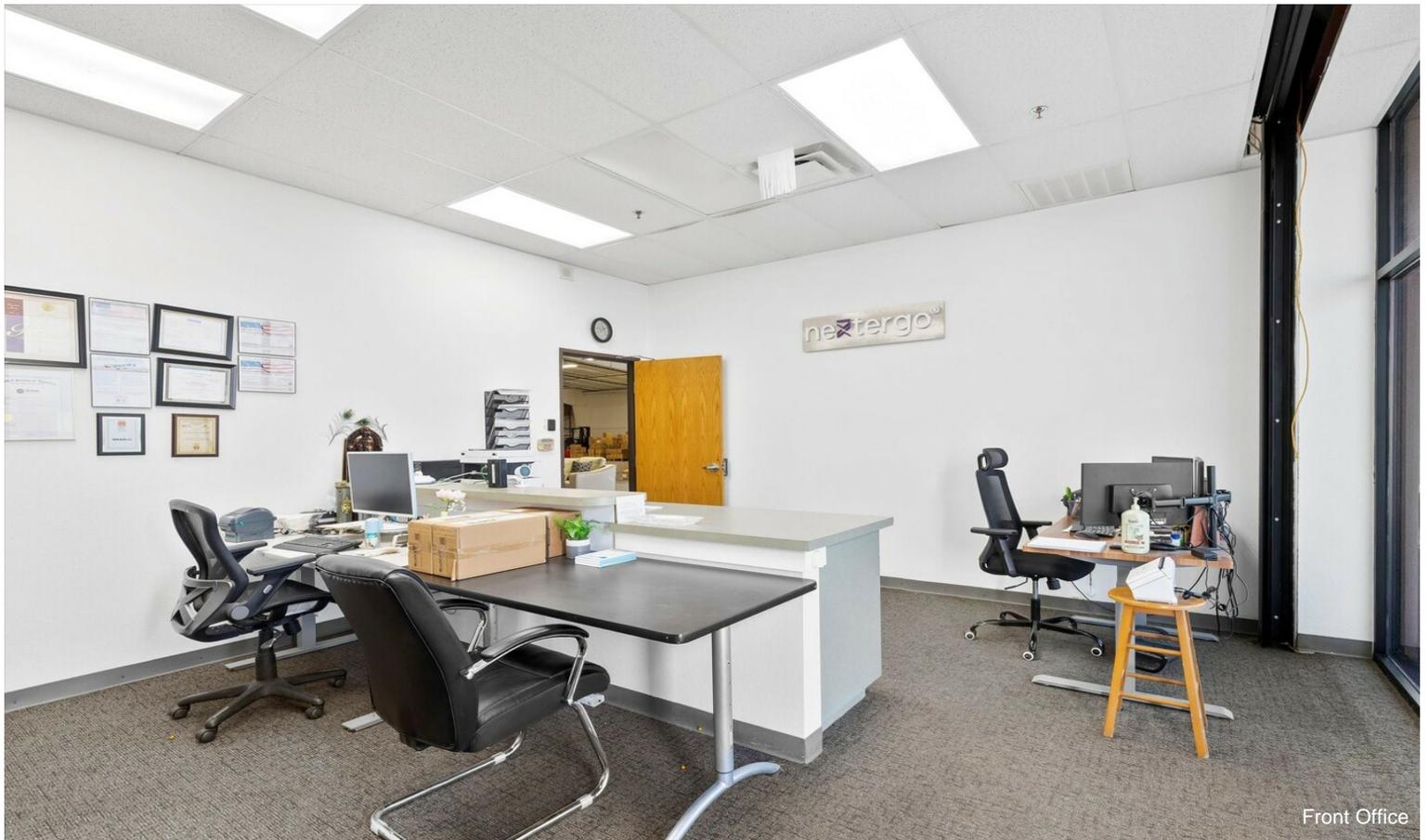
Property Photos



Property Photos



Front Office



Front Office

Property Photos



Northwest View



Building & Travel Centers

Property Photos

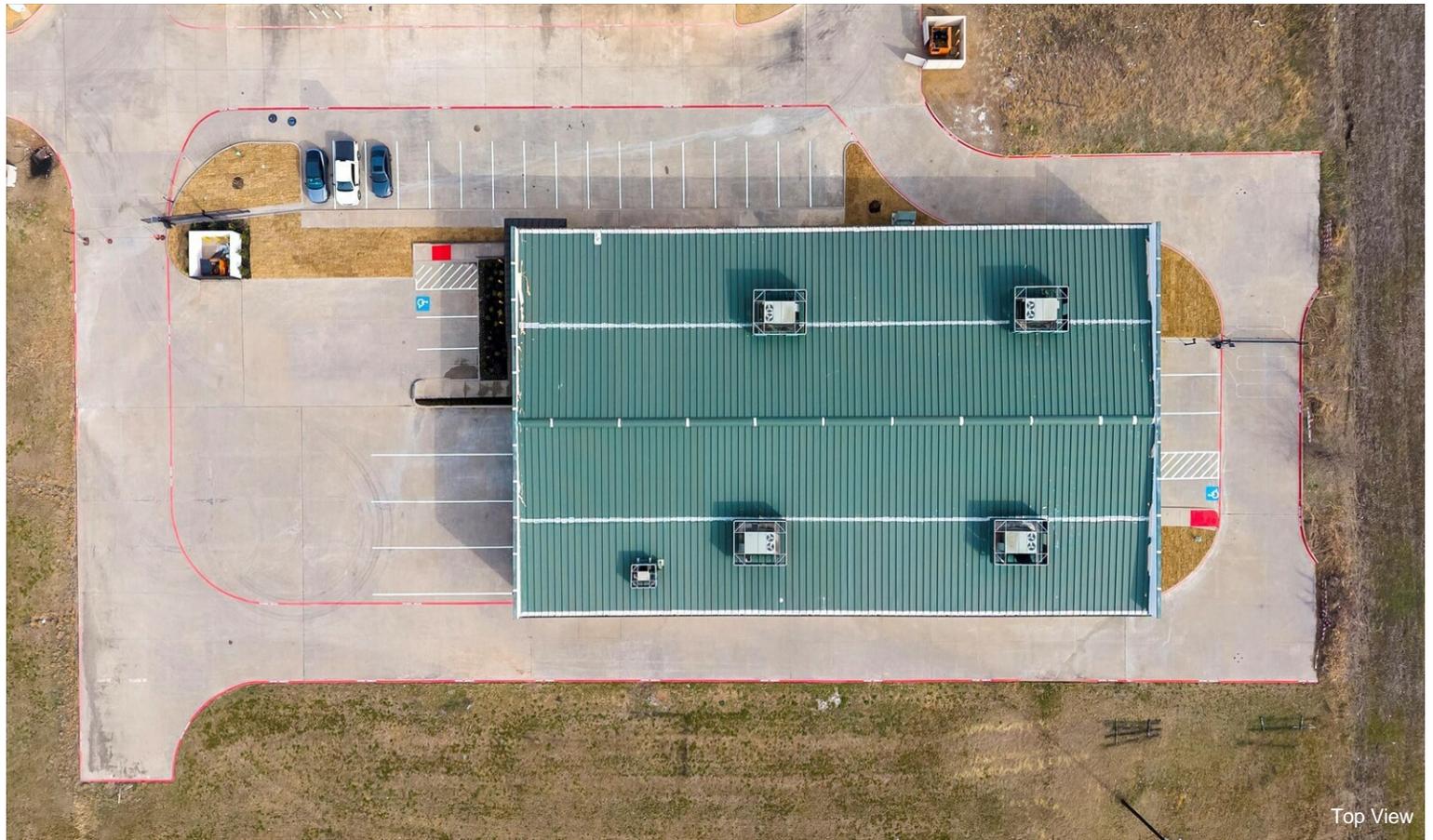


Building & Retail Strip



Building & HWY 75

Property Photos



Top View



Rear View

Property Photos

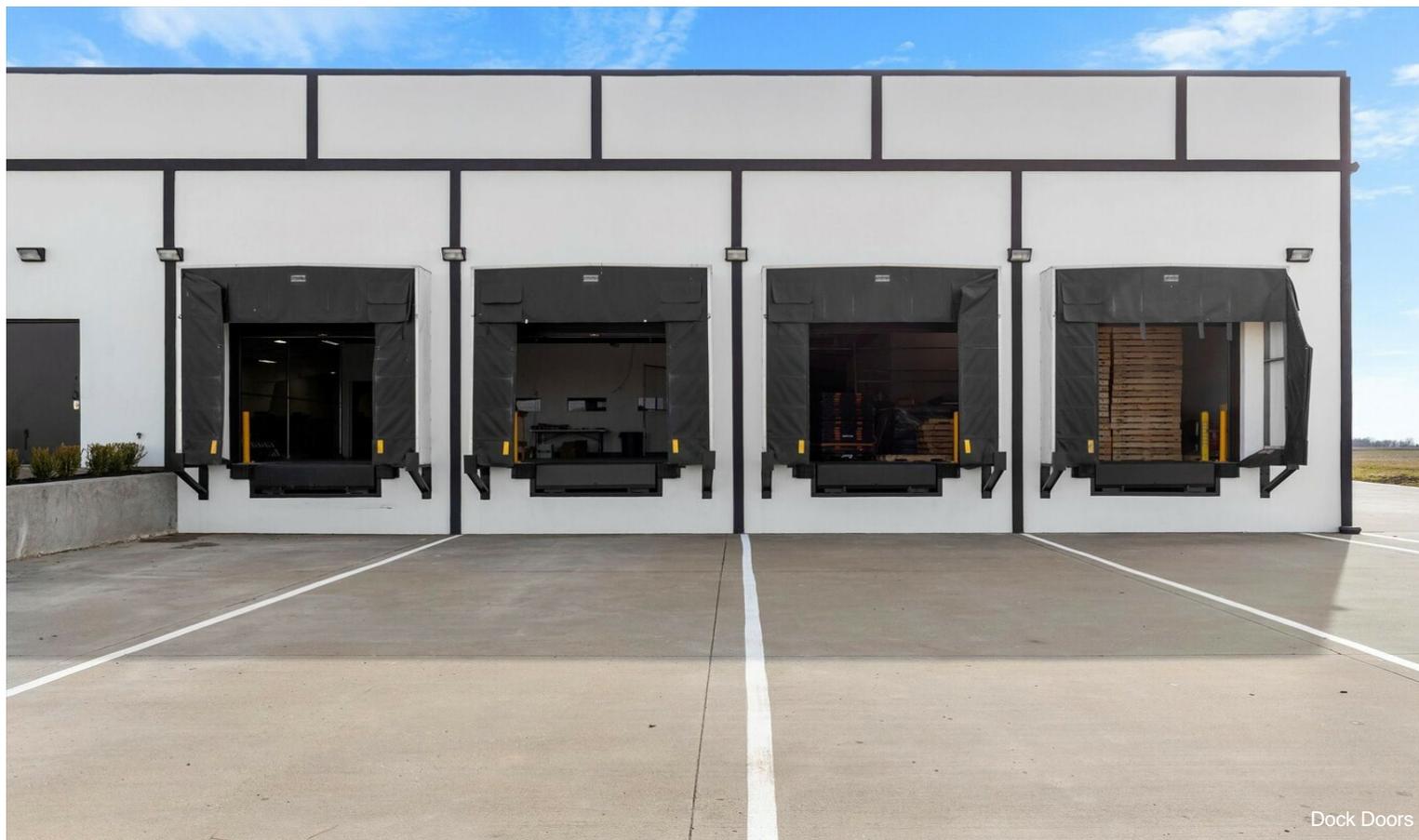


Front View



Front View

Property Photos



Dock Doors



Northwest View

Property Photos



Property Photos



Southeast View

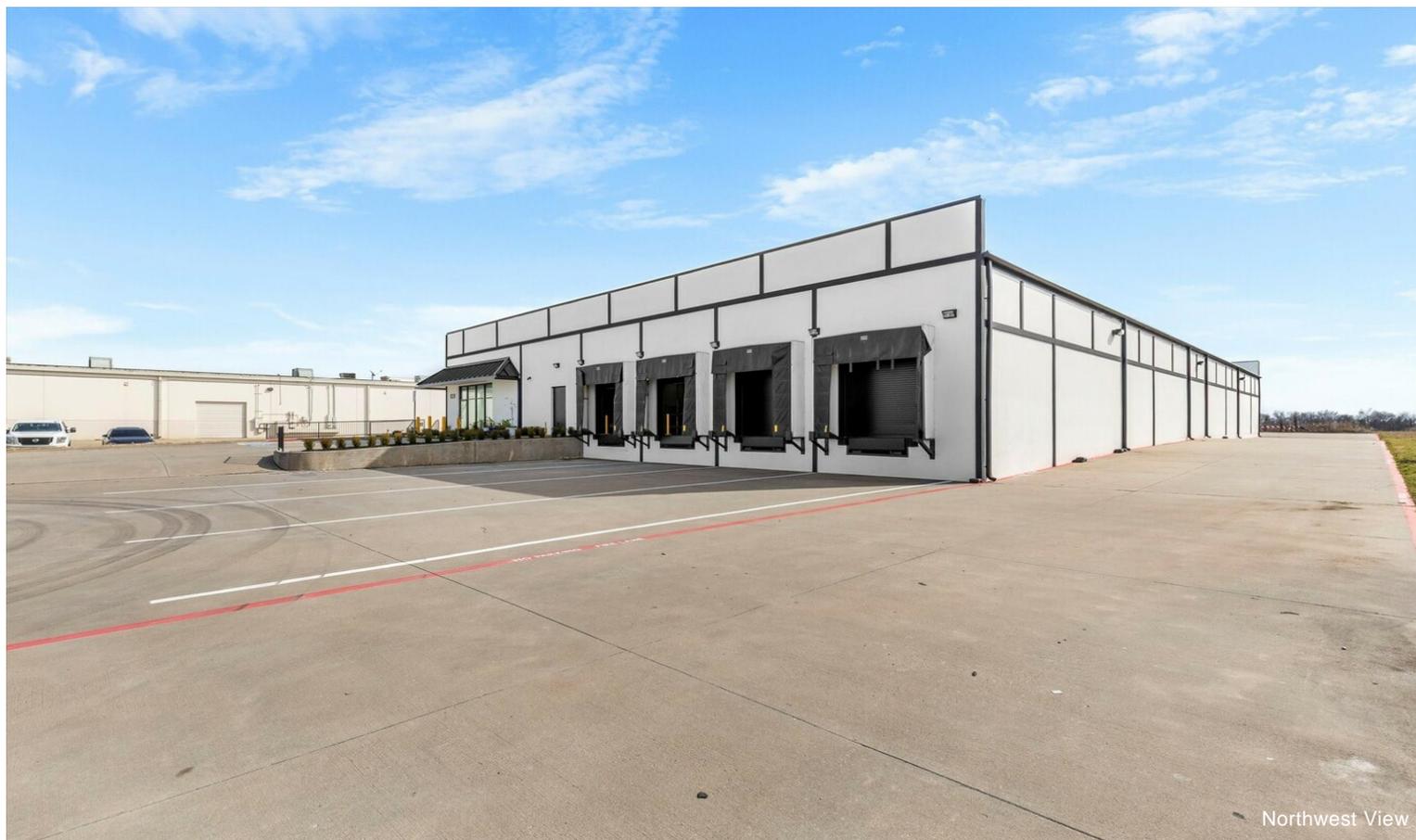


Southwest View

Property Photos

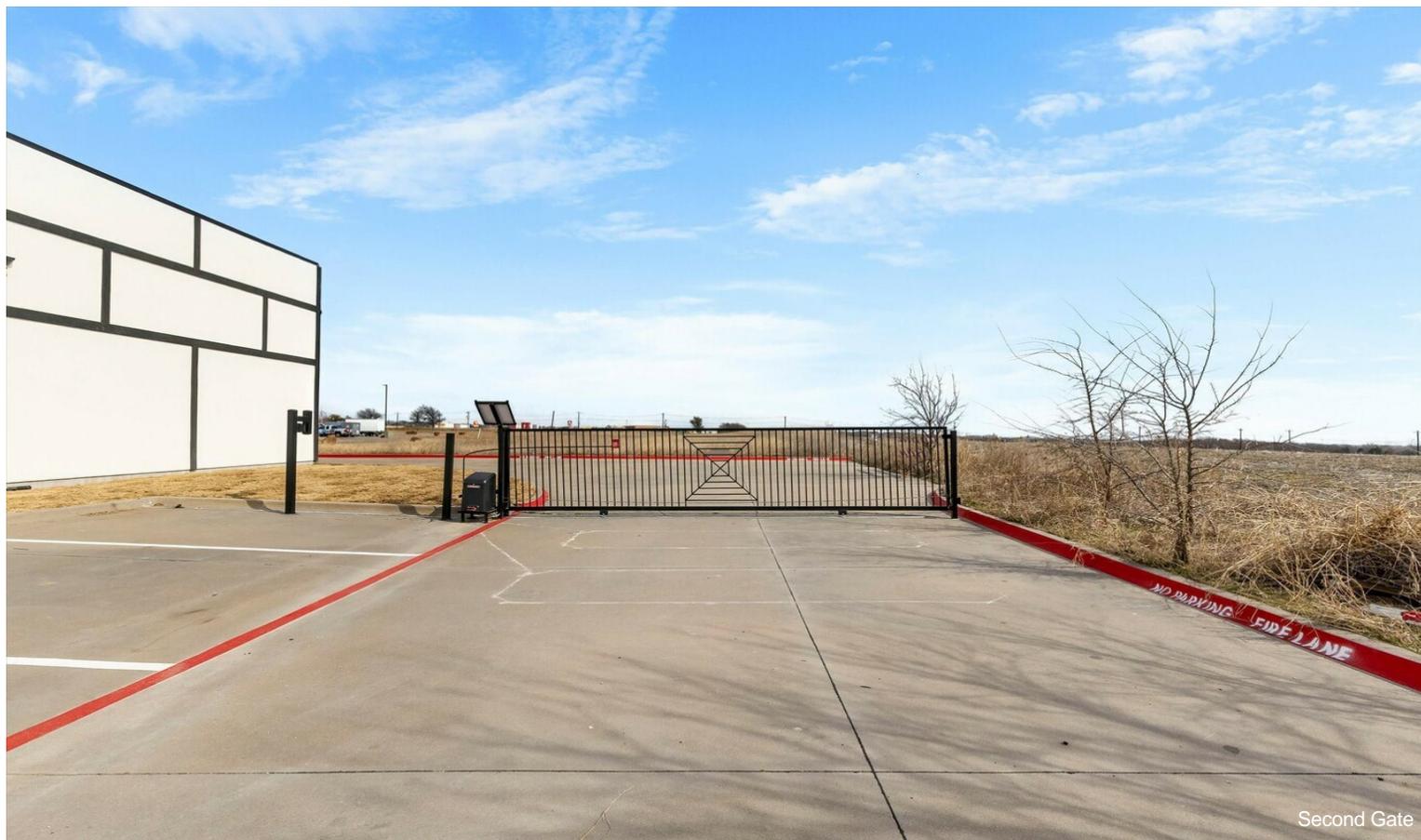


Northwest View

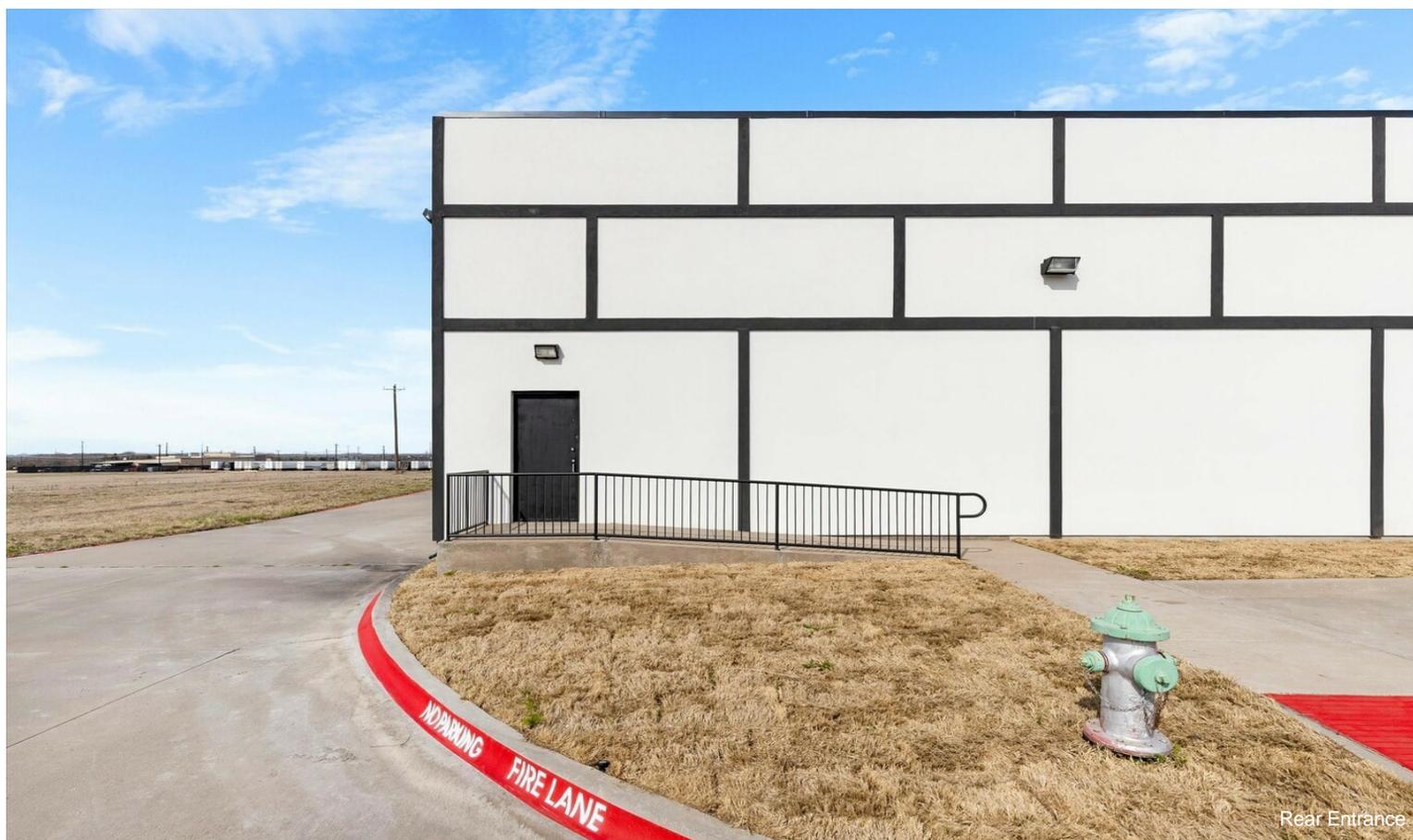


Northwest View

Property Photos



Second Gate

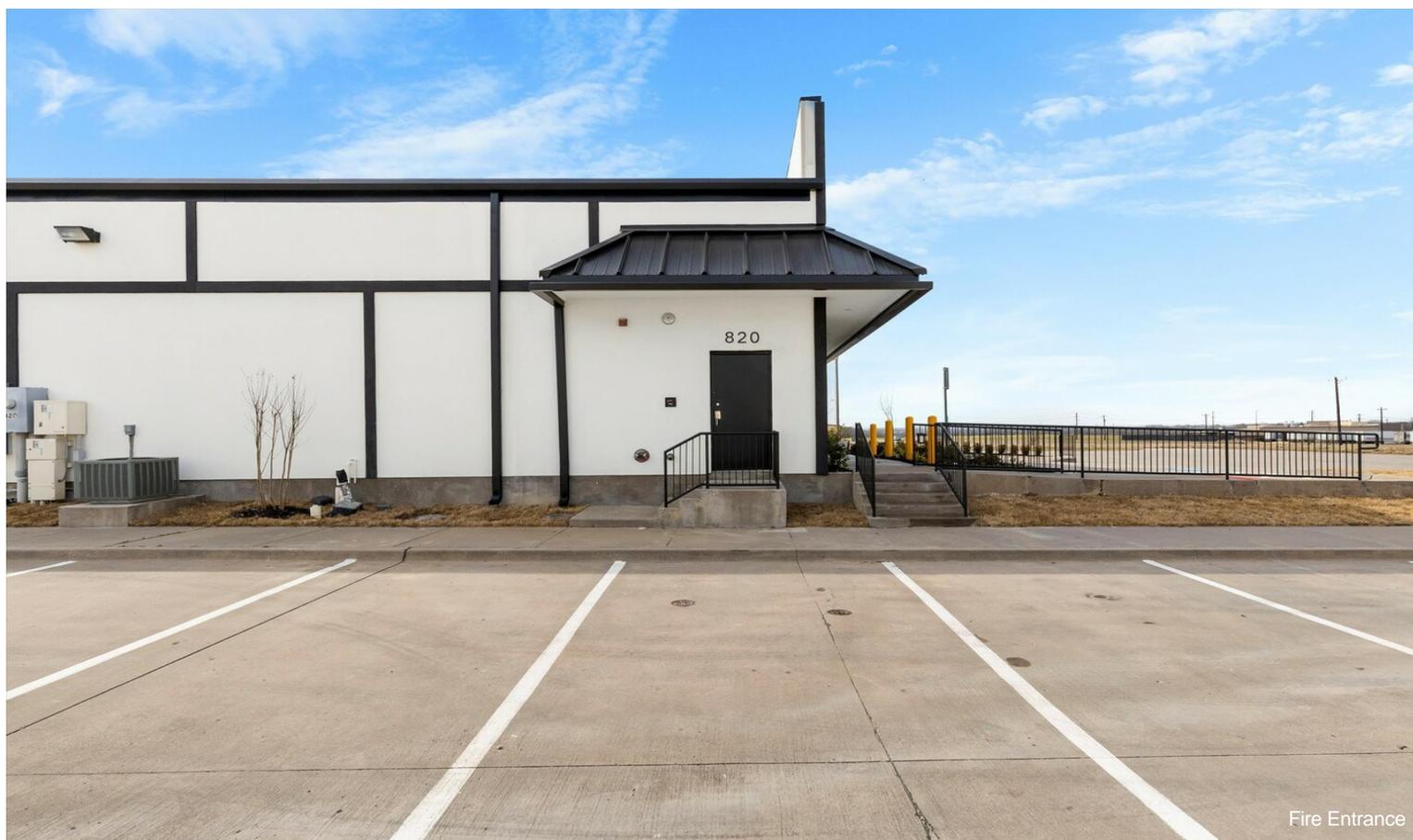


Rear Entrance

Property Photos



Side View (East)



Fire Entrance

Property Photos



NE Corner View