

OFFICE / WAREHOUSE AVAILABLE

INDUSTRIAL SPACE IN ANNA

5005 PRIVATE RD 5934, ANNA TX

CAREY COX  
A REAL ESTATE COMPANY

## PROPERTY SUMMARY

BUILDING SF	40,175 SF
AVAILABLE SF	30,800 SF
MIN DIVISIBLE	1,500 SF
MAX CONTIGUOUS	11,375 SF
LEASE TERM	3 - 5 YEARS
RENTAL RATE	\$12.00 / SF + NNN
NNN EXPENSES	\$3.00 / SF

## FEATURES

ZONING	ANNA ETJ
BUILDING TENANCY	MULTIPLE
YEAR BUILT	2024
GRADE LEVEL DOORS	14' X 12'
POWER	SINGLE & 3-PHASE AVAILABLE
OFFICE/RESTROOM	1 - OFFICE 1 - RESTROOM



[careycoxcompany.com](http://careycoxcompany.com) / 972.562.8003 321 N. Central  
Expressway, Suite 370 McKinney, TX 75070

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



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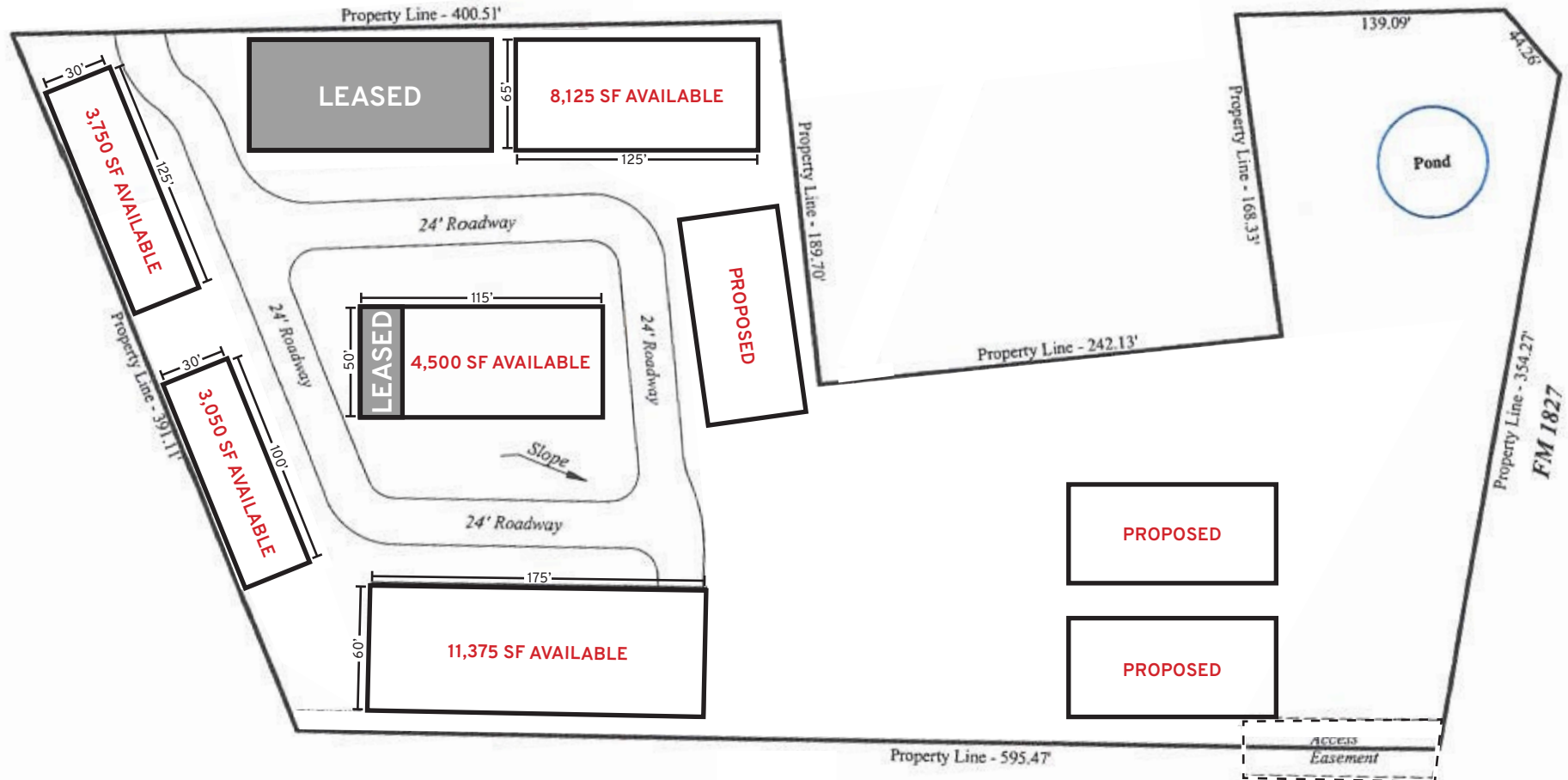
Unlock the potential of your business with a brand-new industrial flex spaces. Designed with adaptability in mind, these units feature 14' x 12' bay doors for convenient loading/ unloading and streamlined workflows, 15' clearance for equipment, storage or future mezzanines and insulated overhead doors to maintain comfortable temperatures and reduce energy costs. Customize the interior to suit your unique needs - warehouse, light manufacturing, showroom, or a combination.

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# SITE PLAN



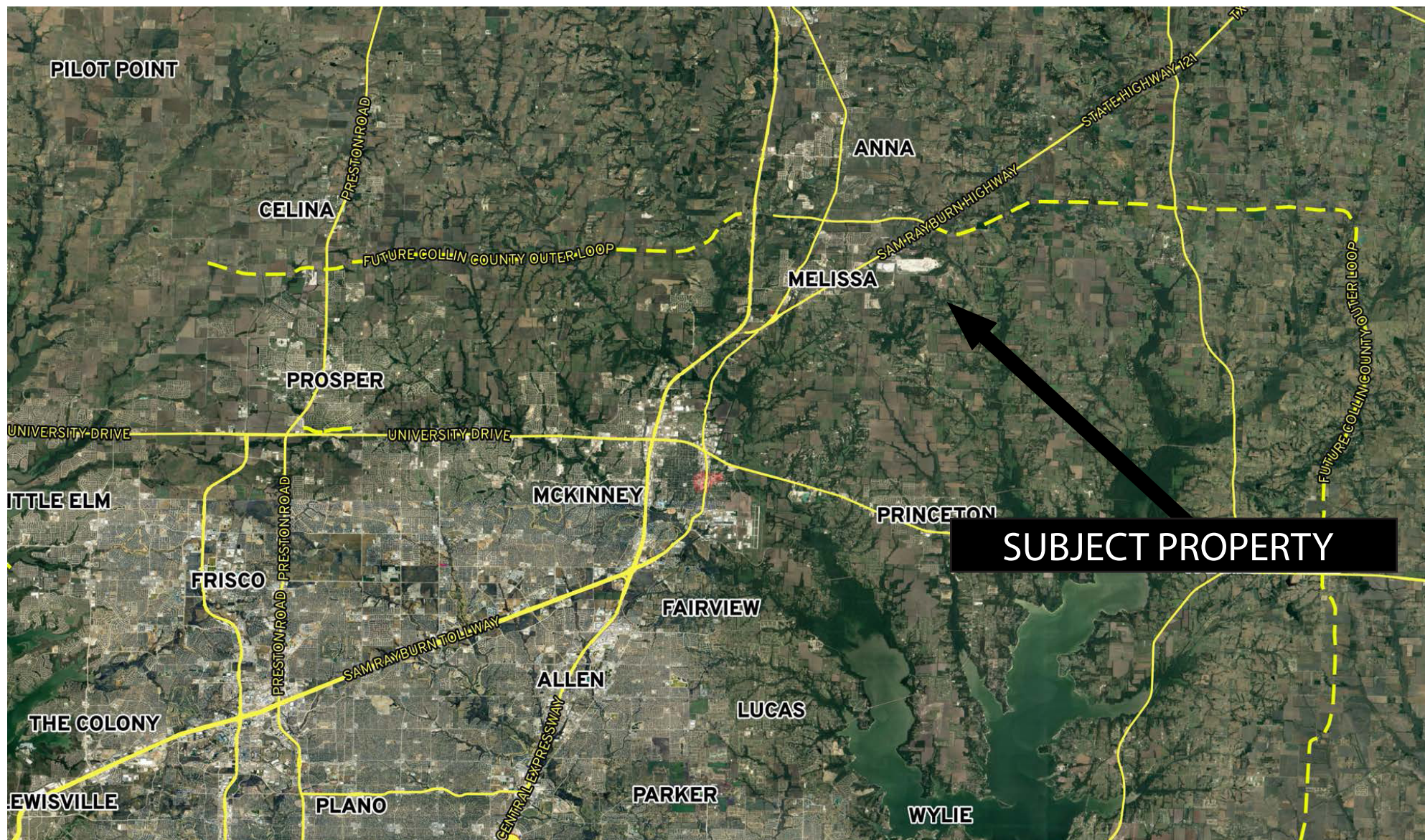


# SITE PLAN





# LOCATION



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