

Freestanding Business Location with Large Parking Lot in Central Business District

New & Reduced Pricing!

FOR SALE: \$1,555,000

FOR LEASE: \$9.75/SF/YR NNN

- Zoning: UU - Urban Use District
- Building Size: 20,902± SF
- Land Area (building site only, for sale): .48± acres
- Total Land Area (including leased parking lot): .96± acres
- Office/Showroom/Flex area is 17,302± SF and Warehouse/Shipping/Receiving area is 3,600± SF (heated only)
- Building functions with adjacent 50-space parking lot leased through 4/30/2029, with two 5-year renewal options through 4/30/2039 (lease details available; to be assigned with sale of building)
- Warehouse has roll-up overhead doors at parking lot and on Spring, and dock-high on-ramp for unloading
- Wet sprinkler system, multiple restrooms, large breakroom, executive offices, sales offices, training rooms, showroom, open parts and service areas, heated warehouse
- Additional attic storage area not included in square footage #s



This is the long-time location of Business World, located near I-630 and Broadway. Including the leased and fully fenced parking lot, it is approximately 1 acre, the half-block between 9th and 10th on the west side of Spring. With easy access to I-630 and many nearby restaurants, the property shares the block with Starbucks & Wendy's. It is 3 blocks south of Simmons Tower, and within 2 blocks of Chick-Fil-A, Popeye's, Taco Bell, Mosaic Templars Cultural Center, Velocity Graphics, and Polk Stanley Wilcox Architects. Building was fully renovated in 2011.

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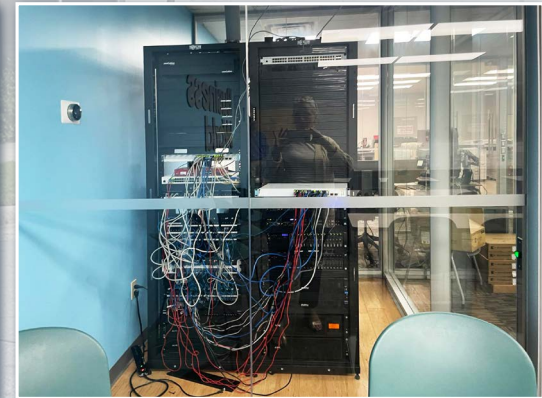
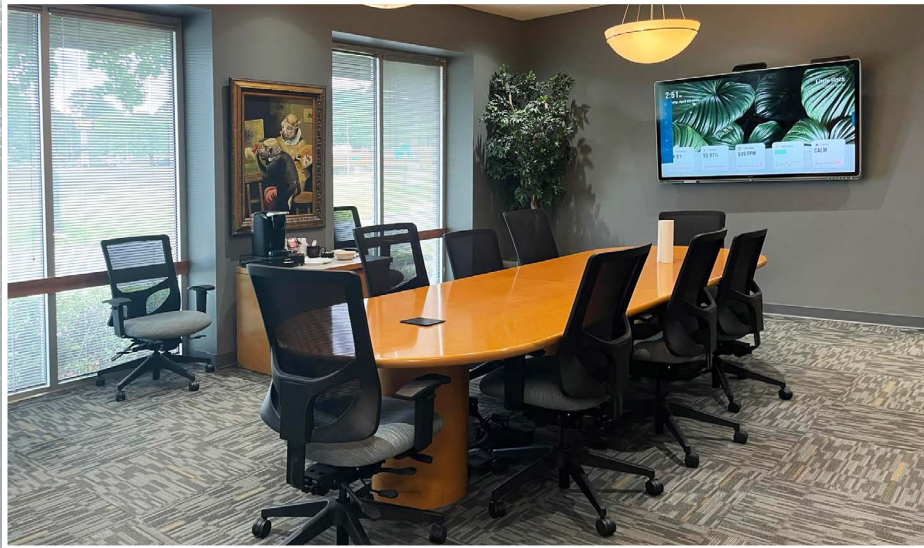
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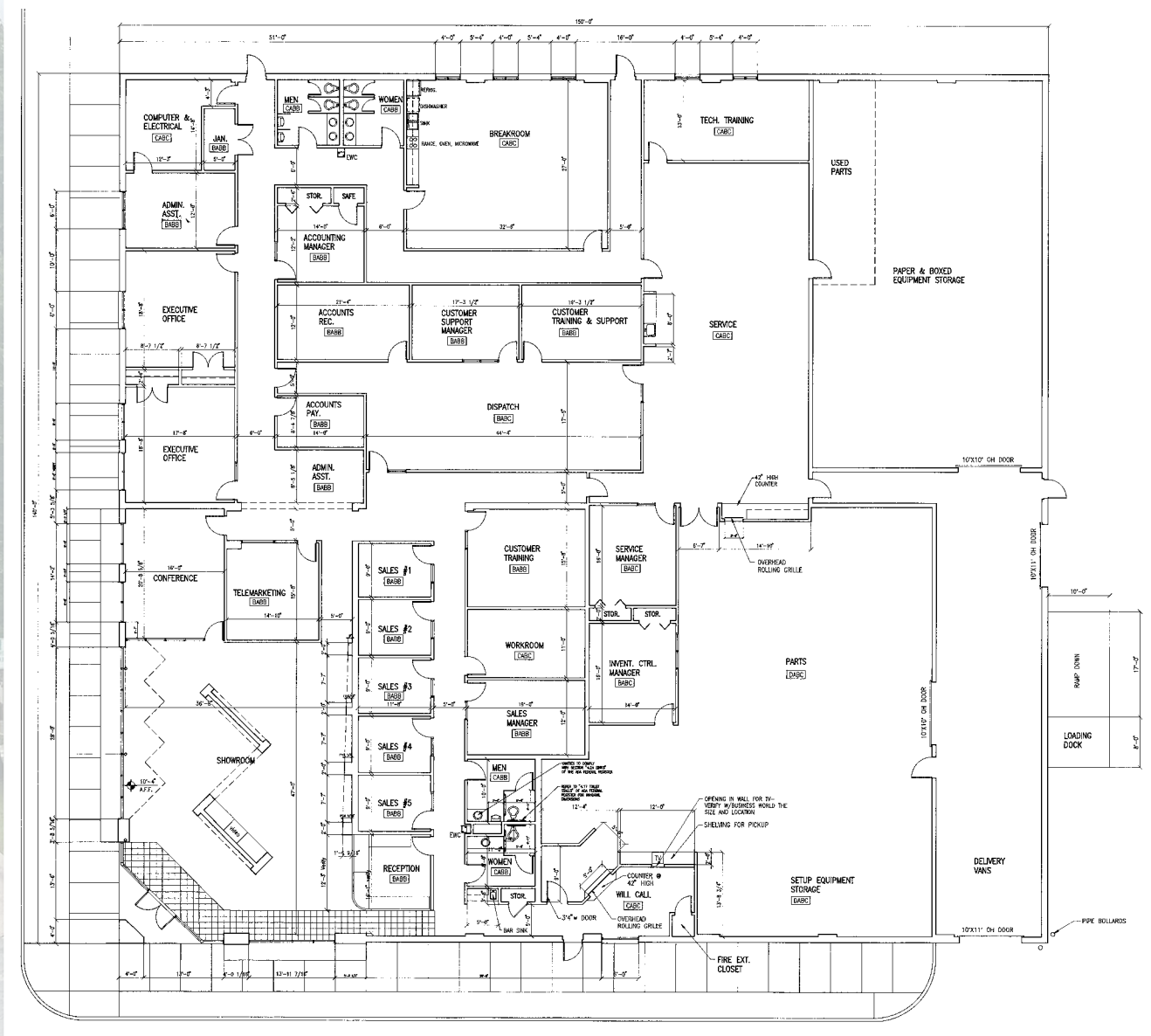
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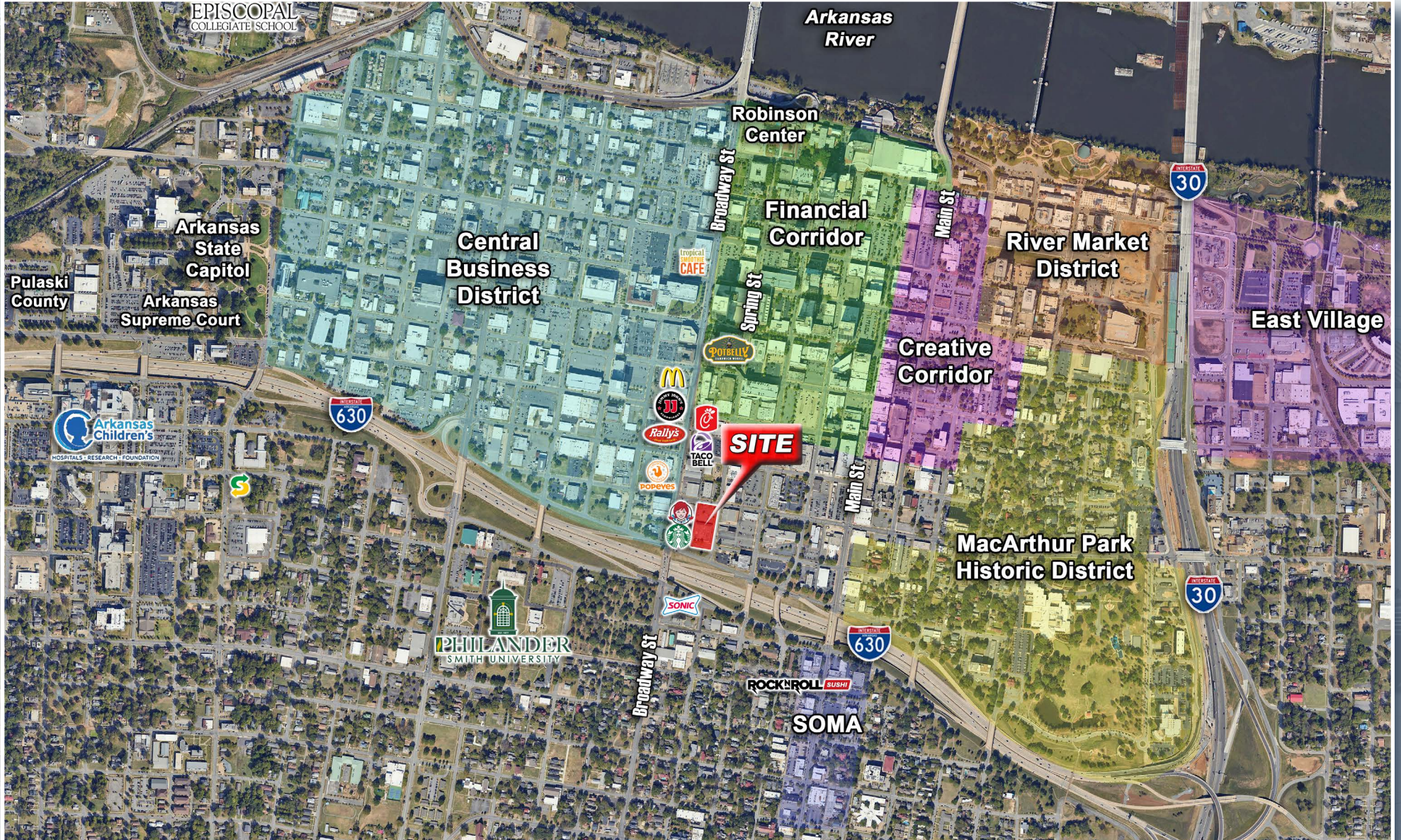
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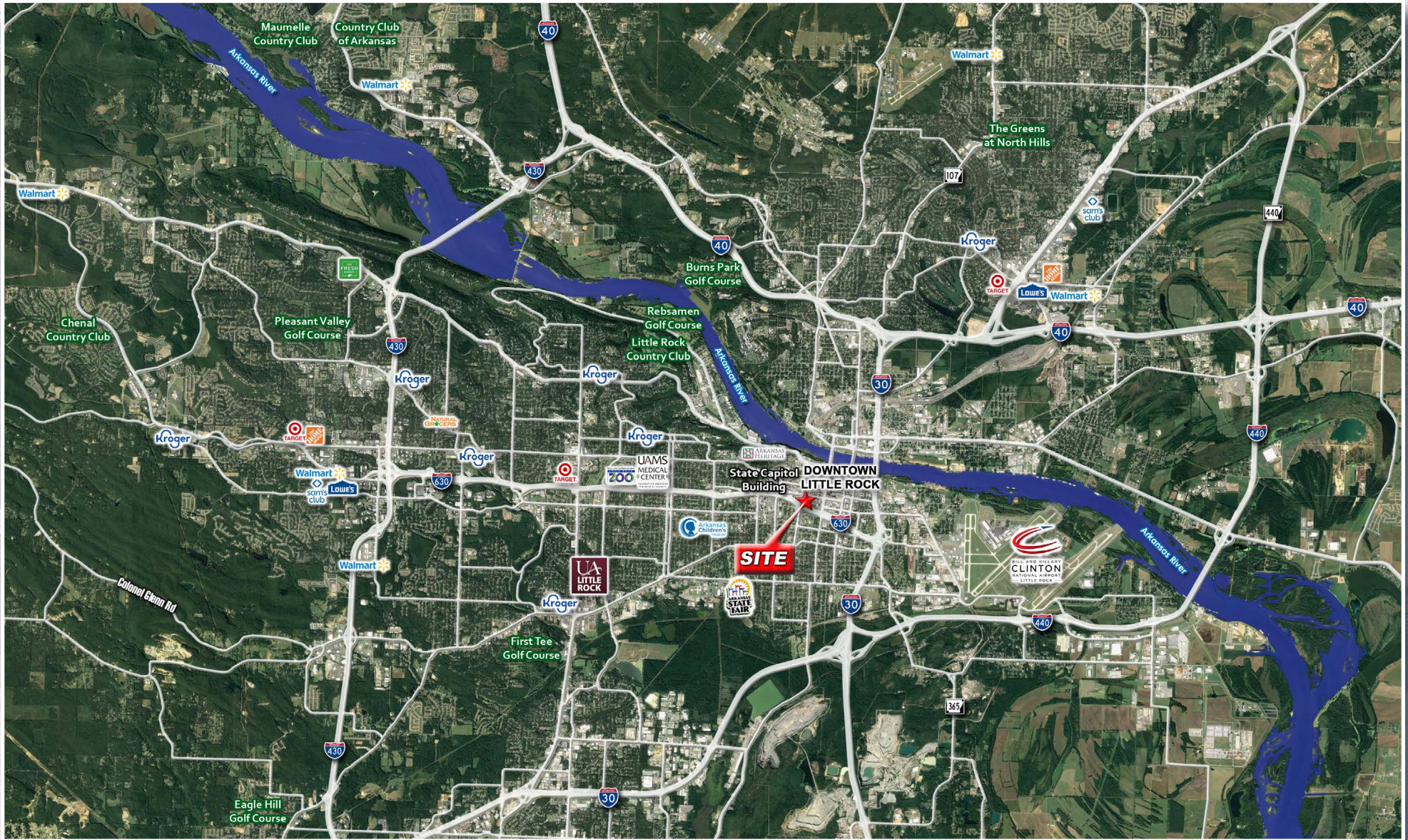
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