

TRINITY COUNTRY REAL ESTATE

464 Cool Junction, Millsap TX 76066

FOR LEASE

15,550 Sq. Ft. Manufacturing/Industrial Building

\$19,438 per month NNN



Matt Milligan, Broker and Owner

Trinity Country Real Estate

208 N Main St., Suite 100

Weatherford, TX 76086

817-694-1121

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FOR LEASE
15,550 Sq. Ft. Manufacturing/Industrial Building
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Property Information:

Main Office Building 3,000 sf

1st Floor

- Reception area w/window office 11x10
- 4 Offices
- 2 Restrooms (1 with a 9x9 Shower)
- Conference Room 20x12
- File Room
- 3 Storage closets with shelving

Land Size:

15.525 Acres

LEASE PRICING

\$19,438 per month

TERMS:

Minimum 3 year minimum lease

Tenant pays Taxes, Insurance, Utilities

2nd Floor

2 Offices

- Large workroom
- 1 Storage closet 10x6

LARGE SHOPS-12,550 sf

1 Office

- Equipment.phone/IT room
- Break Room
- Storage closet
- 4 20' overhead roll-up doors
- 2 25' sliding doors
- 2 25 ton cranes

(lifts up to 50,000 lbs each, crane height 25')

- 3 Pedestrian doors
- 1 20' roll-up door
- 2 Pedestrian doors

Office measurements are as follows:

1. 33x16
2. 11x13
3. 18x12
4. 25x19
5. 11x12
6. 12x11
7. 12x14

*** 60x30 Northern Storage Bldg is not included in the lease along with small parking area around it***

The property is served by 3 phase electrical power, providing the necessary infrastructure for demanding industrial uses. The separate office building provides professional support space with a reception area, seven private offices, a conference room, a file room, two restrooms, and four storage closets. Together, these buildings offer a complete, turn key solution for businesses needing both production-warehouse space and administrative offices on a spacious site. This property is available on a NNN-Triple Net lease basis only. With its generous acreage, heavy duty features, and prime location between Weatherford and the greater Fort Worth area, it is ideal for companies looking for room to operate and grow.

All information in this advertisement & herein is considered reliable but not guaranteed. Buyer to verify all information in MLS, marketing or website including but not limited to schools, square footage, acres, taxes, easements & minerals.

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3,000 sqft office







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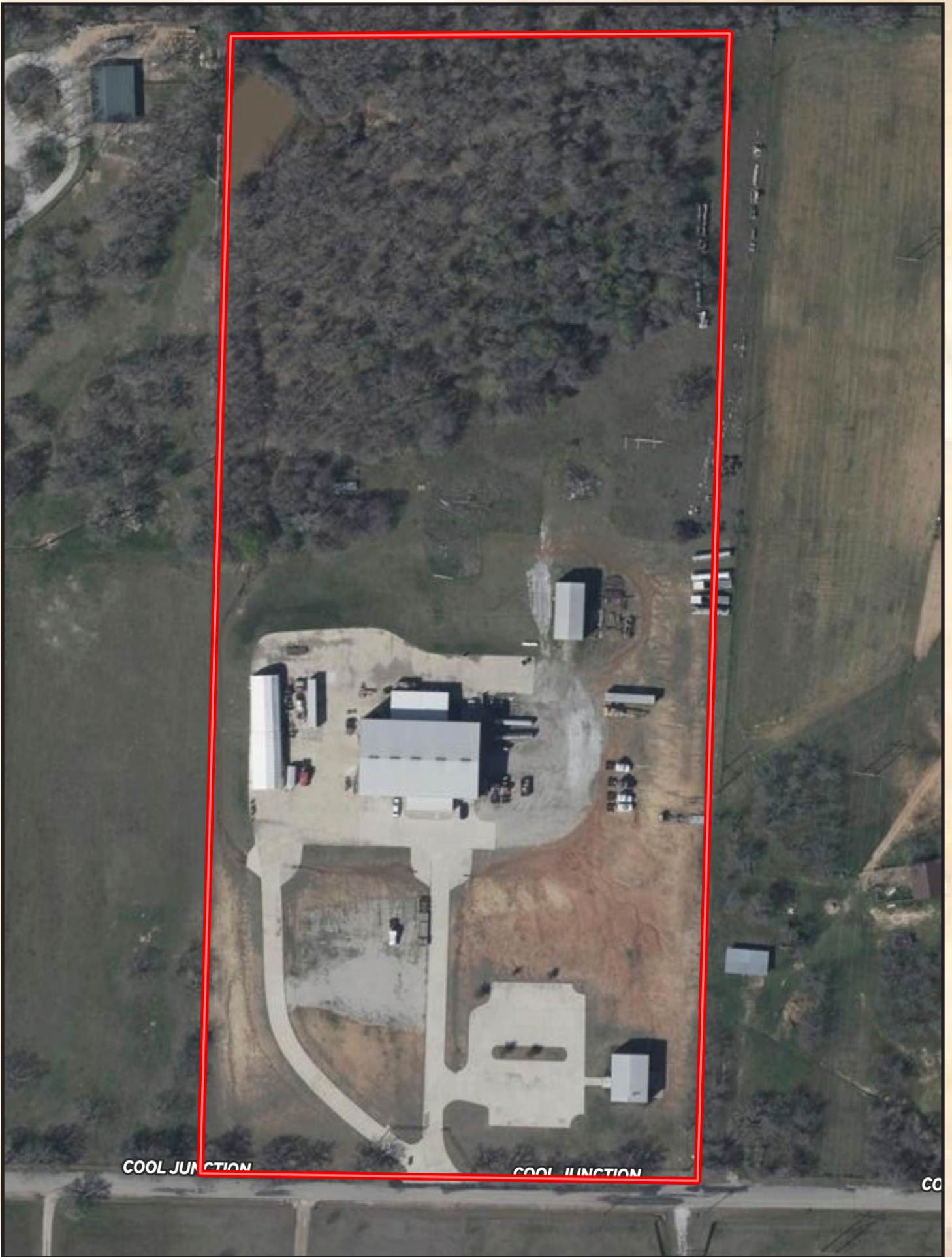






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