

10320

HICKMAN ROAD

58,816 SF/4.01 AC

FOR SALE OR LEASE

Flex Space

CBRE

10400

PROPERTY OVERVIEW

AVAILABLE SPACE

- 58,816 SF
- Lot Area 4.01 Acres

PRICING

- Lease Rate: \$9.00/SF NNN
- Sale Price: \$6,500,000

BUILDING FEATURES

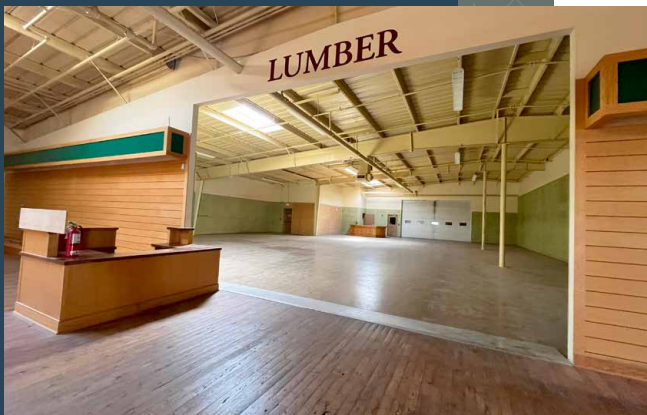
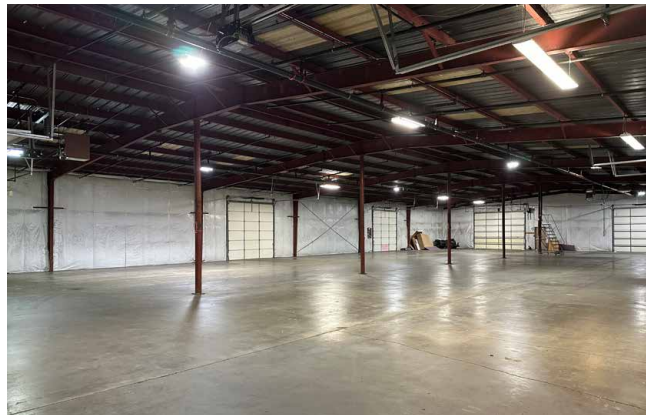
- 22,654 SF Showroom
- 2,520 SF Office
- 33,642 SF Storage/Warehouse
- 9 Drive in doors (10'x12') and (12'x12')
- Clear Height - 14'-16'
- Built in 1972, remodeled in 2003
- Outdoor Storage Capabilities
- 3-Phase Power, 800 Amps

LOCATIONAL ADVANTAGES

- Easy access to I-35/80
- 27,200 VPD on Hickman Road
- Highly visible from Hickman Road
- Direct access to lighted intersection



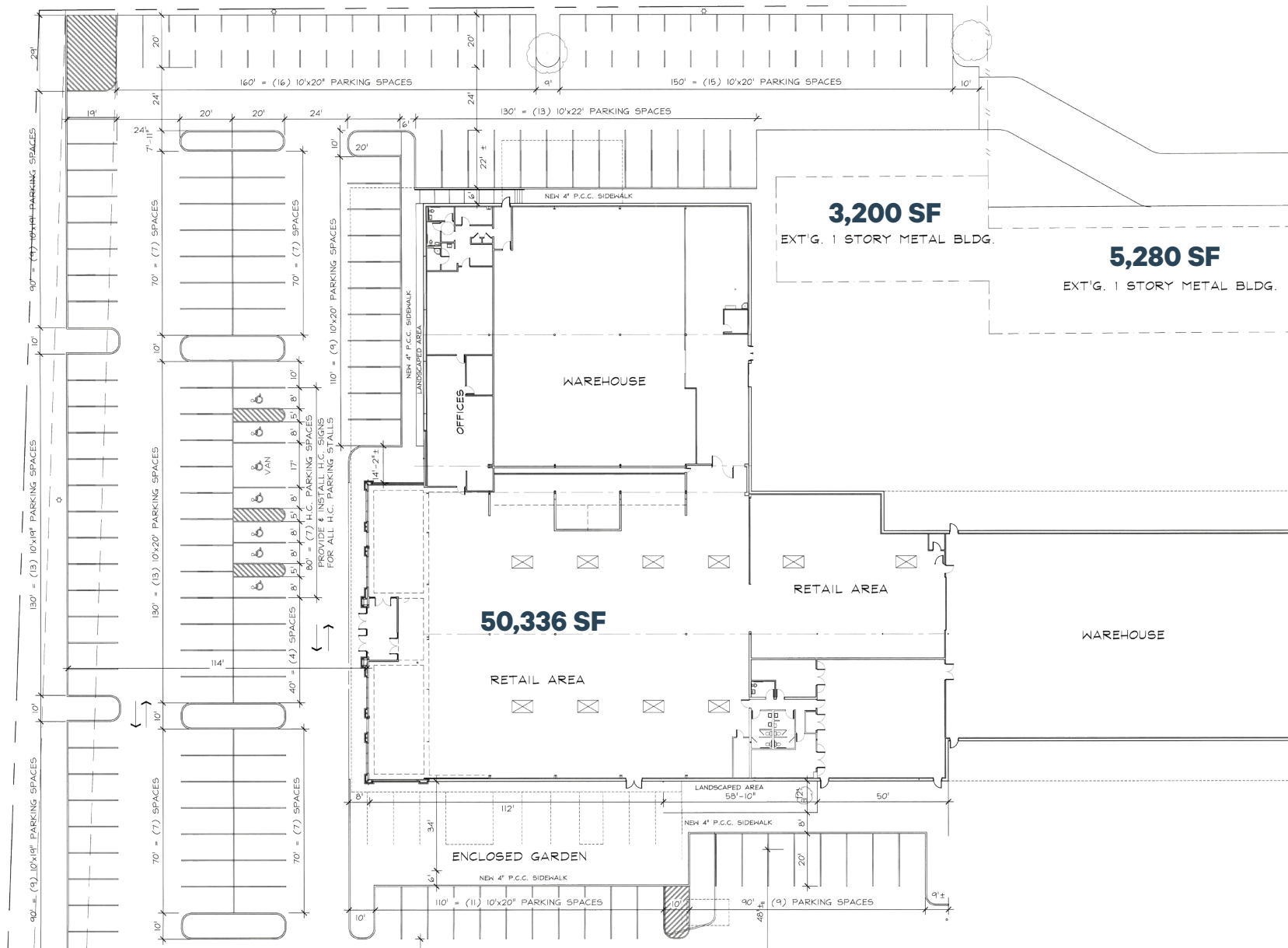
INTERIOR PHOTOS



EXTERIOR PHOTOS



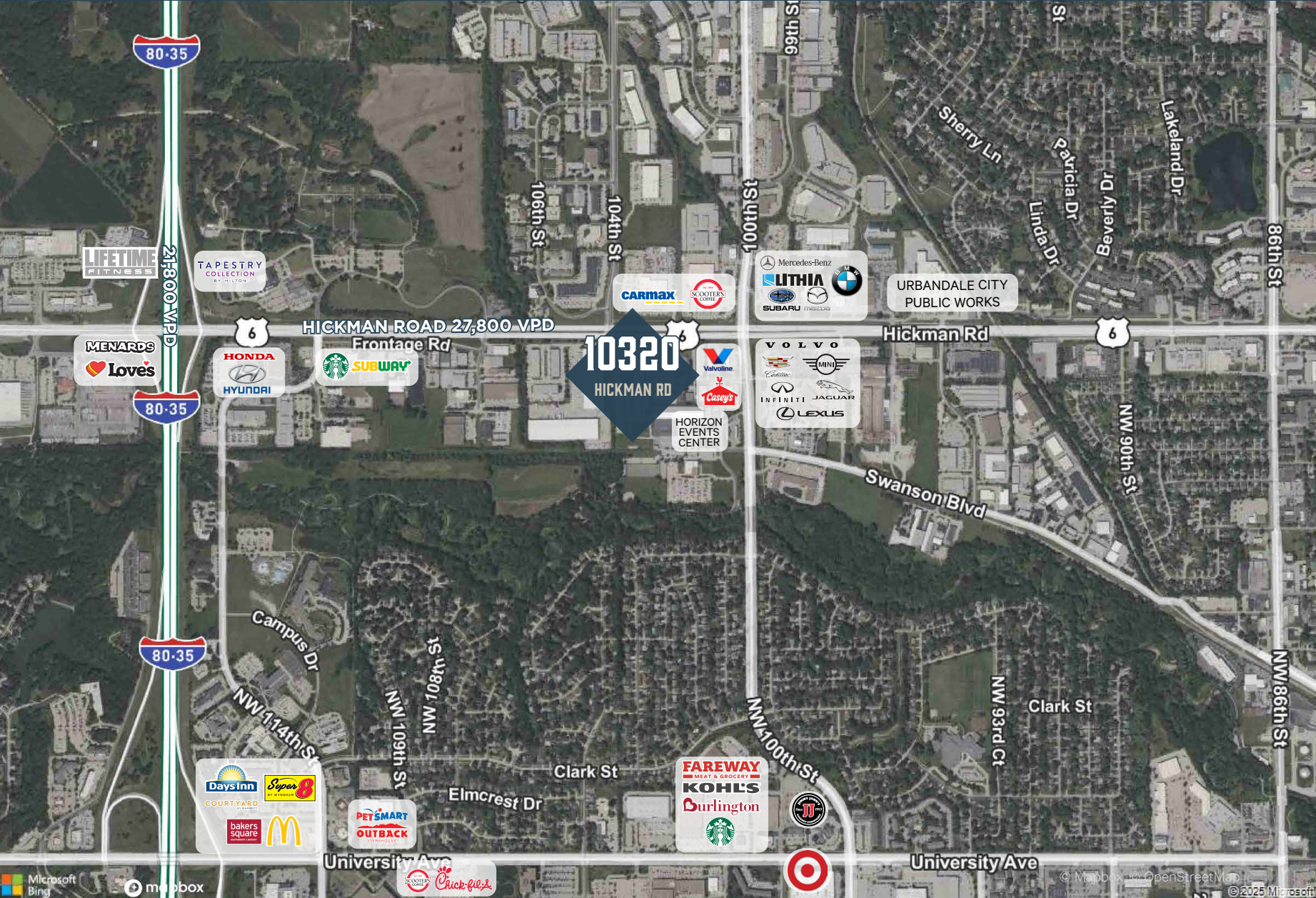
FLOOR PLAN



SITE PLAN



LOCATION





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CONTACT

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