



7274 Seymour Hwy

7274 Seymour Hwy, Wichita Falls, TX 76310



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7274 Seymour Hwy

\$8.40 /SF/YR

Base rent = \$5,880 / NNN = \$1,085. \$6,965 Total Rent. Built 2013. 8,400 sq ft warehouse including approximately 800 sqft of office with a restroom. The office area is done really nice. 3 large garage doors with 2 mechanical and 1 electric to open on the west side. One very large electric garage door on the north end (approximately 30'). The warehouse is nicely insulated with great lighting. Also included in the lease is a 10 ton crane

- 1 - 10 ton crane
- 30' height ceiling
- Suits on 8.33 AC
- Great visibility off HWY 82
- Built 2013

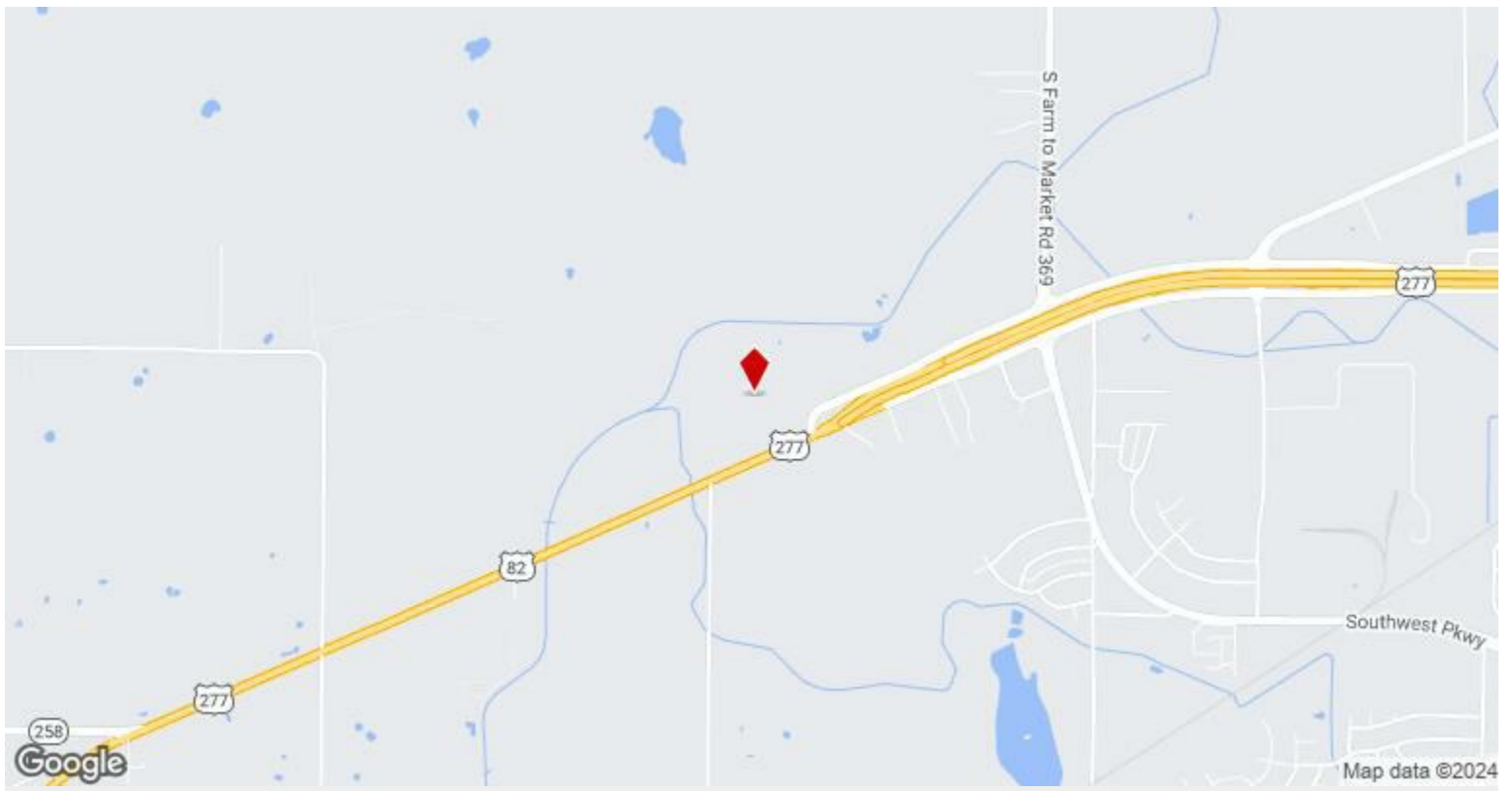


Rental Rate:	\$8.40 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	8,400 SF
Year Built:	2013
Taxes:	\$0.08 USD/SF/MO
Operating Expenses:	\$0.05 USD/SF/MO
Rental Rate Mo:	\$0.70 /SF/MO

1st Floor

Space Available	8,400 SF
Rental Rate	\$8.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	800 SF
Space Type	Relet
Space Use	Industrial
Lease Term	4 - 10 Years

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Property Photos

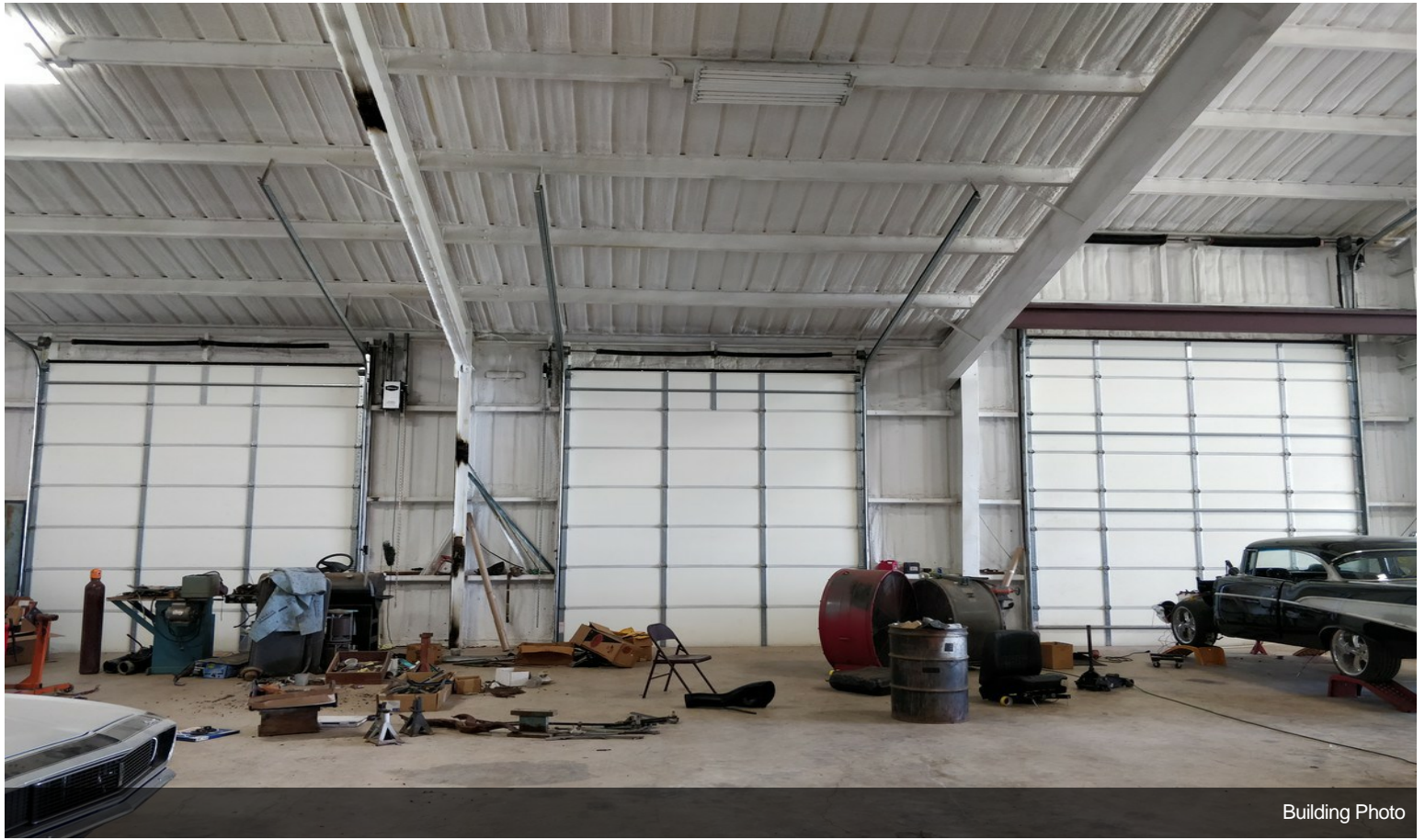


Building Photo



Building Photo

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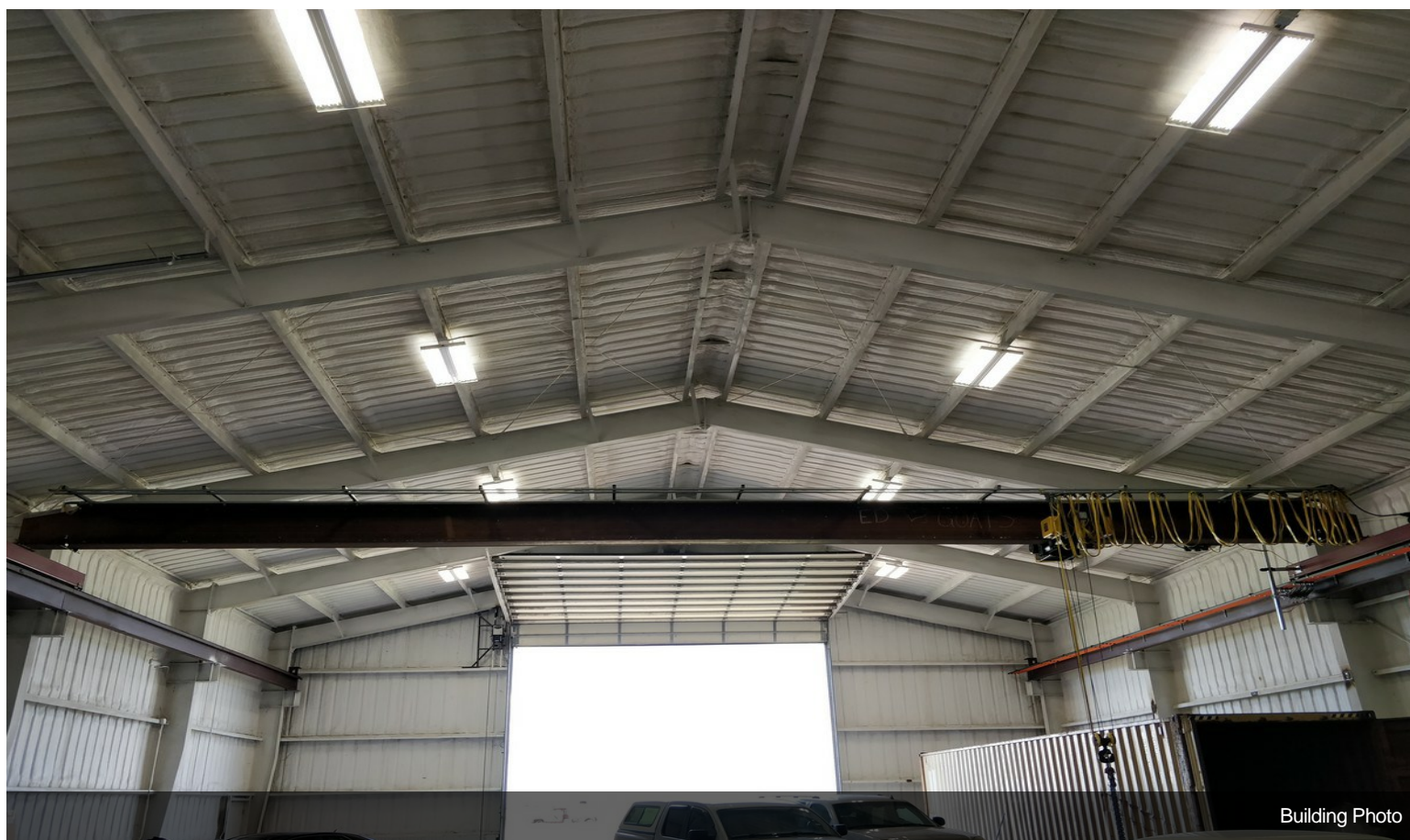


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