

# INDUSTRIAL/FLEX FOR SALE

2300 Texas 322, Henderson, TX 75652

FOR SALE



Sale Price

**\$315,000**

## PROPERTY OVERVIEW

Flex/Industrial property for sale in Henderson, TX. Conveniently located on SH-322 just north of the Hwy 259 & SH-322 intersection. The office portion of the building provides an efficient layout, along with great warehouse space perfect for your business.

## OFFERING SUMMARY

Building Size:	4,500 SF
Lot Size:	0.964 Acres
Price / SF:	\$70.00
Year Built:	1978
Zoning:	C-2

## PROPERTY HIGHLIGHTS

- **Office Space:** approx. 3,250sf
- **Warehouse Space:** approx. 1,250sf
- 12'x14' overhead door
- Excess fenced yard area
- Ample parking



**Drake Real Estate & Investments**  
11621 CR 166 Tyler, TX 75703  
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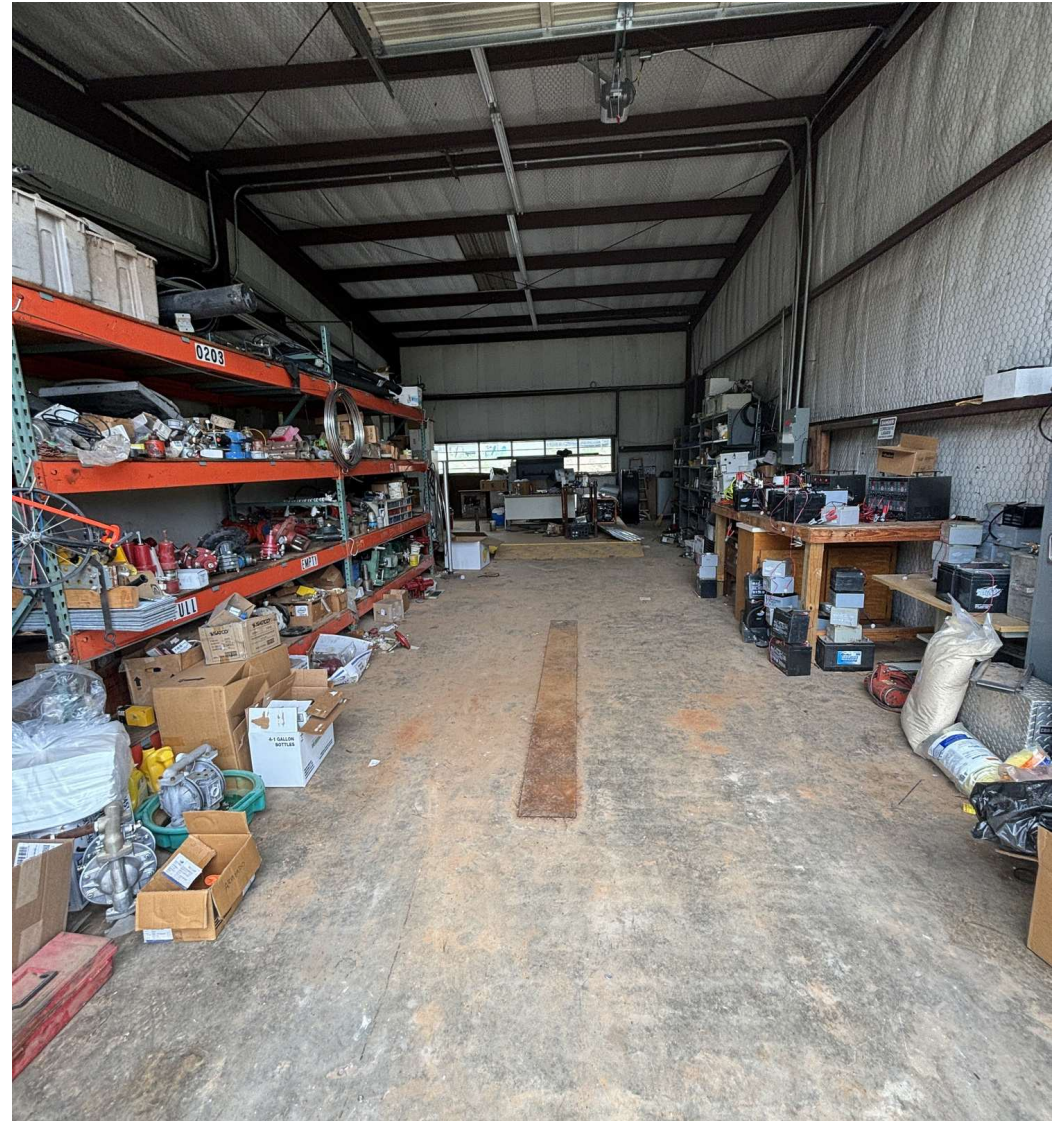
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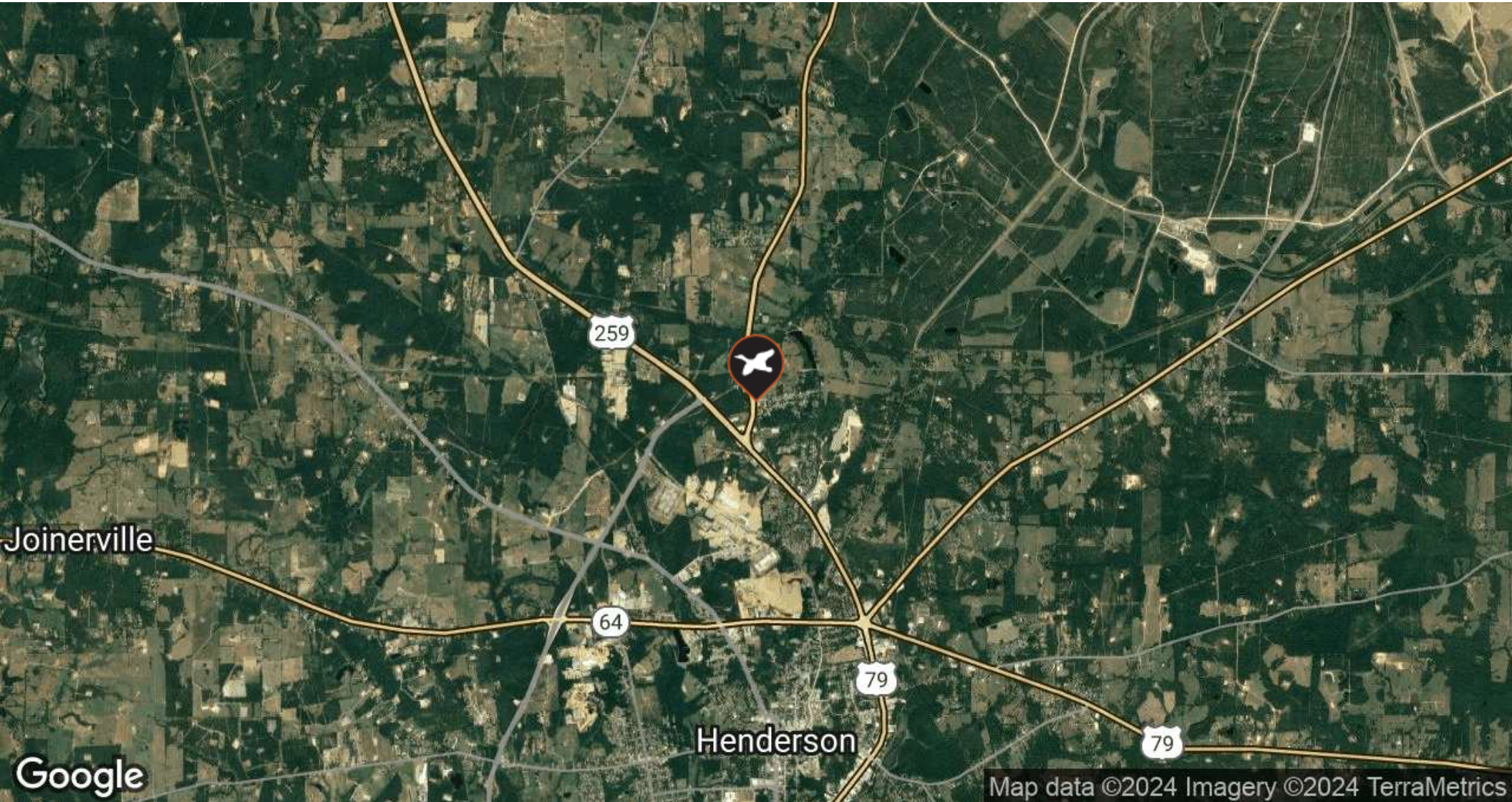
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