



1516 S Sycamore St, Palestine, TX 75801

**\$599,000**

Warehouses on 1516 S. Sycamore, Palestine, TX 75801

Industrial | 12,000 SF



Cynthia Castleberry  
TX 681989

Listing Added: 10/07/2024

Listing Updated: 10/07/2024



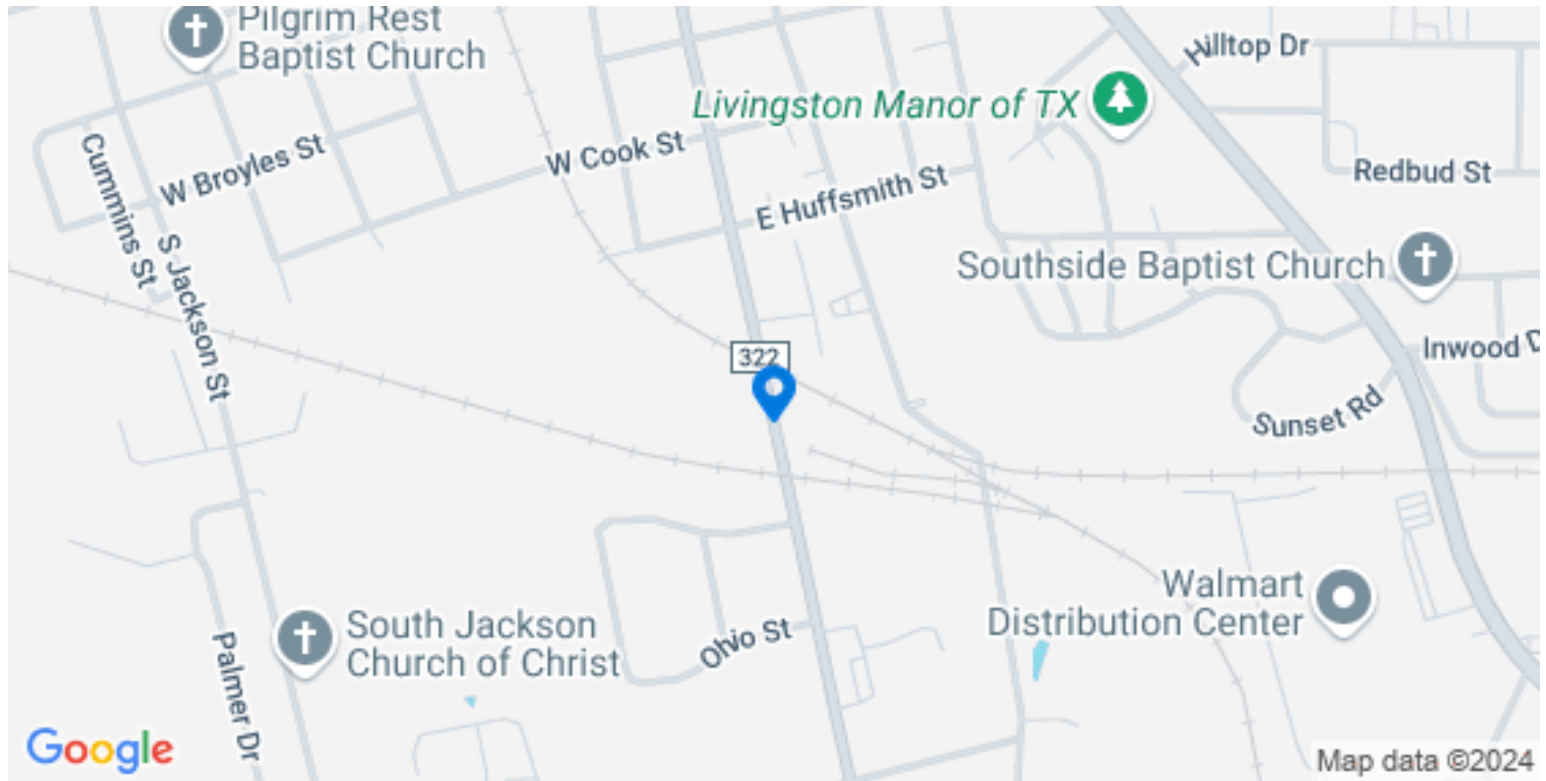
Details

|                      |                 |                  |            |
|----------------------|-----------------|------------------|------------|
| Asking Price         | \$599,000       | Property Type    | Industrial |
| Subtype              | Warehouse       | Investment Type  | Owner/User |
| Lease Type           | NNN             | Square Footage   | 12,000     |
| Net Rentable (sq ft) | 12,000          | Occupancy        | Vacant     |
| Units                | 2               | Year Built       | 2006       |
| Year Renovated       | 2024            | Buildings        | 2          |
| Stories              | 1               | Permitted Zoning | Industrial |
| Lot Size (acres)     | 2.23            | Broker Co-Op     | Yes        |
| Ownership            | Owner Operators | Loading Docks    | 4          |
| Dock High Doors      | 4               |                  |            |

Marketing Description

Industrial property inside of loop, near Walmart Distribution Center. Large security fenced lot with 2 Large warehouses. Each are 6,000 square feet, with large drive-in docks and doors. Insulated, with updated wiring and lighting. 3-Phase electrical. Open space. Ideal for owner/user or investment property. Lot has outdoor lighting, and paved parking. There is access to railroad tracks for easy deliveries. Water and sewer, and internet are available to sight. For Investment, property has been leased at \$9,000 NNN, entire property, or can be leased for \$5,000 NNN per warehouse.

Location (1 Location)



Property Photos (9 photos)

