



### Property Highlights

- Direct Rail Access Available (Union Pacific Rail Line)
- (12) 12x12 Rail Doors
- (18) 10x10 Dock Doors
- (2) 25x16 Dock Doors
- Easily Accessible and Ideally Located
- Less than One Mile from I-20
- T-5 Motion Activated Warehouse Lighting

### Location Overview

The property is ideally located, suitable for distribution and flex usage, and has private/public warehousing lease options available. Ideally located in South Monroe, the property provides easy access from Hwy 165 and is located 1.2 miles from I-20.

Available SF	25,000 - 250,000 +/- SF
Office Area	Approx. 1,000 SF
Property Type	Industrial/Distribution
Lease Rate	See Agent
Year Built	1983
Ceiling	36'
Clear Height	30'
Column Spacing	30'x50'
Dock Doors	20 Doors
Rail Doors	(12) 12'x12'

Composed of 250,000 ± SF, this industrial warehouse space features an estimated 1,000 SF of office space with flexible space configurations. The property is ideally located, suitable for distribution and flex usage, and has private/public warehousing lease options available. Ideally located in South Monroe, the property provides easy access from Hwy 165 and is located 1.2 miles from I-20.





