

FLEX WAREHOUSE

3925 RUGER DR, ROYSE CITY, TX 75189



COVENANT

COMMERCIAL
REAL ESTATE

FOR SALE / LEASE



STAN BRITTON

Director CRE

972.415.5171

stan.britton@covenantcre.com



COVENANT

COMMERCIAL
REAL ESTATE



PROPERTY OVERVIEW

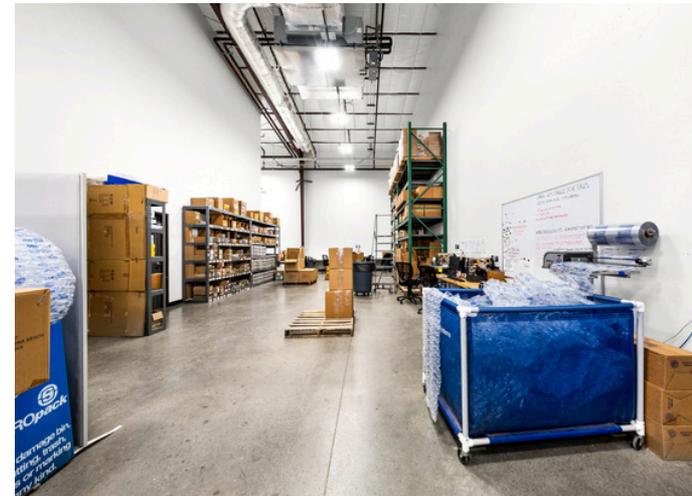
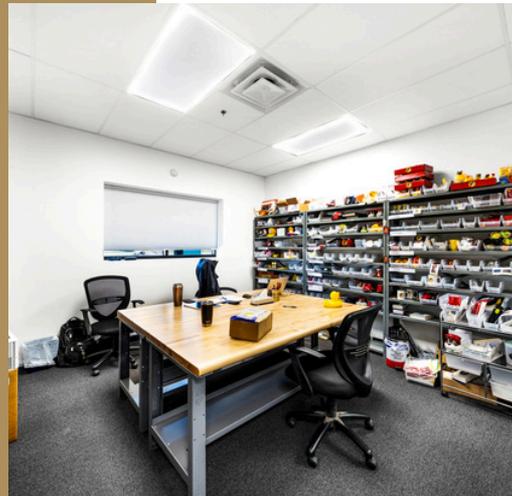
This 19,842 SF flex warehouse facility, built in 2020, offers a modern, well-designed layout ideal for a variety of industrial and office users. The property features approximately 4,000 SF of finished office space, including four large executive offices, a spacious conference room, an open bullpen area, and a kitchen/breakroom. The warehouse is fully functional with a dedicated packing and shipping area, one grade-level door, and one dock-high door for efficient loading and distribution. A turnkey opportunity for businesses seeking a high-quality, move-in ready facility in a growing market.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 19,842 SF Flex Warehouse
- Built in 2020
- ±4,000 SF Finished Office Space
- 4 Large Executive Offices
- Conference Room
- Spacious Open Bullpen Area
- Kitchen / Breakroom
- Dedicated Packing & Shipping Area
- 1 Grade-Level Door
- 1 Dock-High Door
- Functional Layout for Office + Distribution Users
- **For Sale:** \$3,175,000
- **For Lease:** \$11.00 PSF + NNN





STAN BRITTON

Director CRE

972.415.5171

stan.britton@covenantcre.com

C O N T A C T



C O V E N A N T

**COMMERCIAL
REAL ESTATE**

Confidentiality Disclosure

The information provided regarding this property is confidential and intended solely for the use of prospective tenants or buyers working with Covenant Commercial Real Estate.

By receiving this information, you agree not to disclose any details to third parties without prior written consent from Covenant Commercial Real Estate. All inquiries, tours, and negotiations must be conducted through Covenant Commercial Real Estate