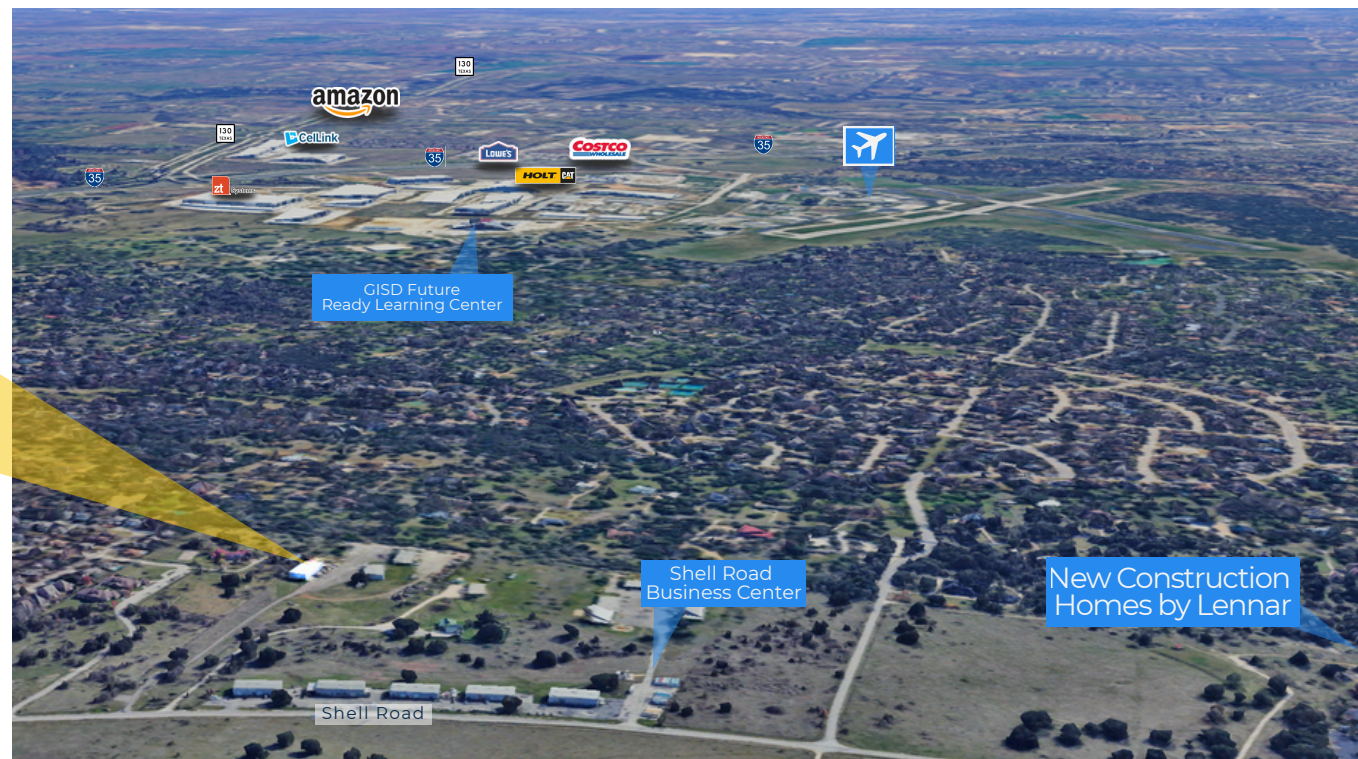



# FOR SALE

## Industrial Investment

2592 Shell Road Unit #2 Georgetown TX 78628



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# EXECUTIVE SUMMARY



## Sales Price: \$1,760,000

The subject property is located on Shell Road. Offering **7,500 SF** of rentable space, the building includes a **fully insulated warehouse** with **four grade-level doors**, a mezzanine, and an on-site apartment, along with a **conditioned office area**. Situated on approximately one acre of land with **outdoor storage**, this versatile property is ideal for a range of industrial or service-oriented users. Located in **Georgetown ETJ**, with **no zoning** requirements and apart of the **Shell Road Business Center** condominium.