



**211 Corporate Drive  
8,500 SF**

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### Offering Summary

Lease Rate:	\$6,500.00 per month (NNN)
Available SF:	8,500 SF
Lot Size:	4 Acres

### Property Overview

This ±8,500 SF industrial warehouse is ideally positioned on 4 acres, offering a highly functional layout for operations requiring a mix of office, yard, and warehouse capabilities. The property includes a ±1.5-acre improved and fully fenced gravel yard, perfect for laydown or fleet parking. The space includes ±1,500 SF of office space with four private offices, a break room, and three restrooms, one with a private shower. The warehouse features three oversized overhead doors (16' x 14'), a ±2,400 SF covered loading area, a 1-ton Jib crane, and a detached 30' x 40' wash bay—well-suited for equipment maintenance or vehicle service needs. Located just 1.5 miles from Highway 371 and 2.5 miles from I-20, the site offers quick access to major transportation routes, making it a strategic option for industrial users with regional service needs.



