



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**3554 S Robinson Dr,
Robinson, TX 76706**



ABOUT THIS PROPERTY

***OWNER FINANCING AVAILABLE! CURRENT ZONING IS OFFICE-RETAIL. ZONING MAY BE CHANGED TO INDUSTRIAL THROUGH CITY OF ROBINSON.* UNLOCK THE POTENTIAL OF THIS PRIME INDUSTRIAL PROPERTY! SPANNING OVER 14,000 ENCLOSED SQFT, WITH AN ADDITIONAL 2,500 SQFT OF UNCOVERED SLAB SPACE AND 1,600 SQFT DOCK, THIS LOCATION OFFERS OVER 18,000 SLAB SQFT. IDEAL FOR A WIDE RANGE OF INDUSTRIAL USES, SUCH AS SHIPPING AND RECEIVING, AUTO BODY WORK, STORAGE, RETAIL, AND HEAVY INDUSTRIAL ACTIVITIES LIKE MACHINE SHOPS AND FABRICATION. FEATURES INCLUDE DOCK HIGH AND HALF DOCK LOADING, AS WELL AS MULTIPLE GRADE-LEVEL BAY DOORS. CONVENIENTLY EQUIPPED WITH 3-PHASE POWER AND CITY WATER, AND STRATEGICALLY LOCATED WITH SUBSTANTIAL FRONTAGE ON HIGHWAY 77 AT THE INTERSECTION OF ROSENTHAL PARKWAY AND S ROBINSON DR. JUST A SHORT DRIVE TO WACO, AND SITUATED BETWEEN ROBINSON AND LORENA. PREVIOUSLY HOME TO A SUCCESSFUL ANTIQUES SHOWROOM AND RETAIL BUSINESS, THE OWNERS HAVE RETIRED, PRESENTING A GOLDEN OPPORTUNITY FOR A VERSATILE, INDUSTRIAL BUSINESS.**

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



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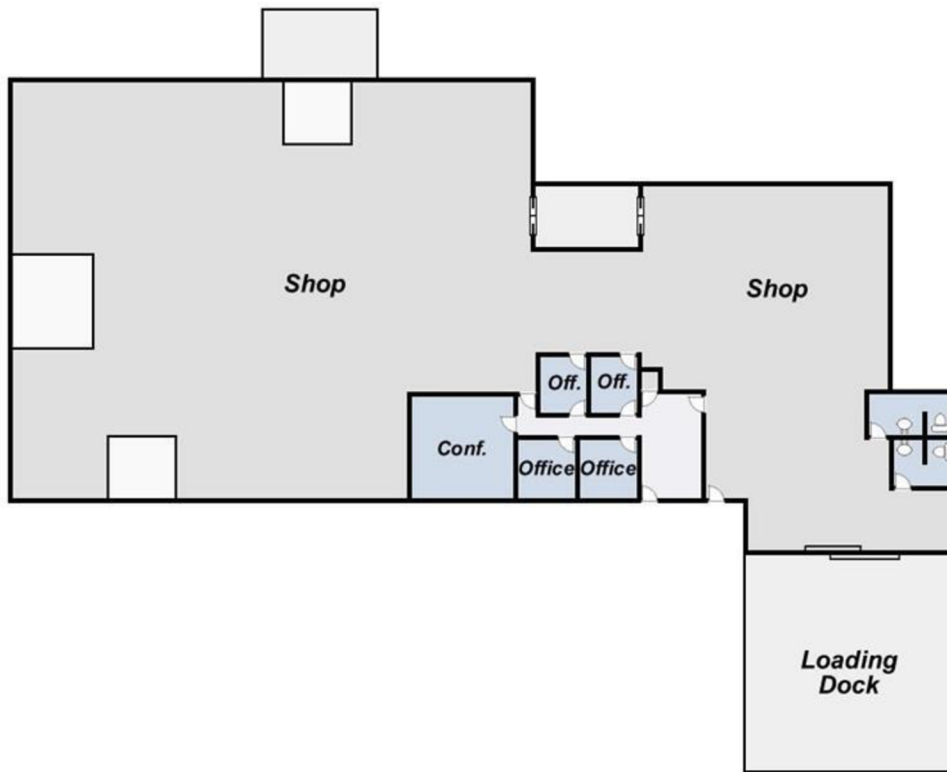
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