



1516 S Sycamore St

1516 S Sycamore St, Palestine, TX 75801



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1516 S Sycamore St

\$599,000

A prime investment or owner user opportunity to acquire 1516 S Sycamore St. This property features two large warehouses at 6,000 sq. ft. each with updated electrical and lighting. Each warehouse includes two Drive- In doors, one on each end of building. There are high ceilings and the buildings are good condition. The Land totals 2.23 acres in high security fenced yard. The location features easy access to train line, and road frontage. Property has recently been leased for \$9,000 NNN a month and is a great income producer. There is also an additional option to lease SELLER WILL BUILD TO SUIT....

- Secure Storage in fenced yard
- Located near Walmart Distribution Center & Railroad Tracks.
- Total of 4 Drive- In Doors.
- Warehouses are Insulated.
- Water, Sewer, and Internet are available to site.



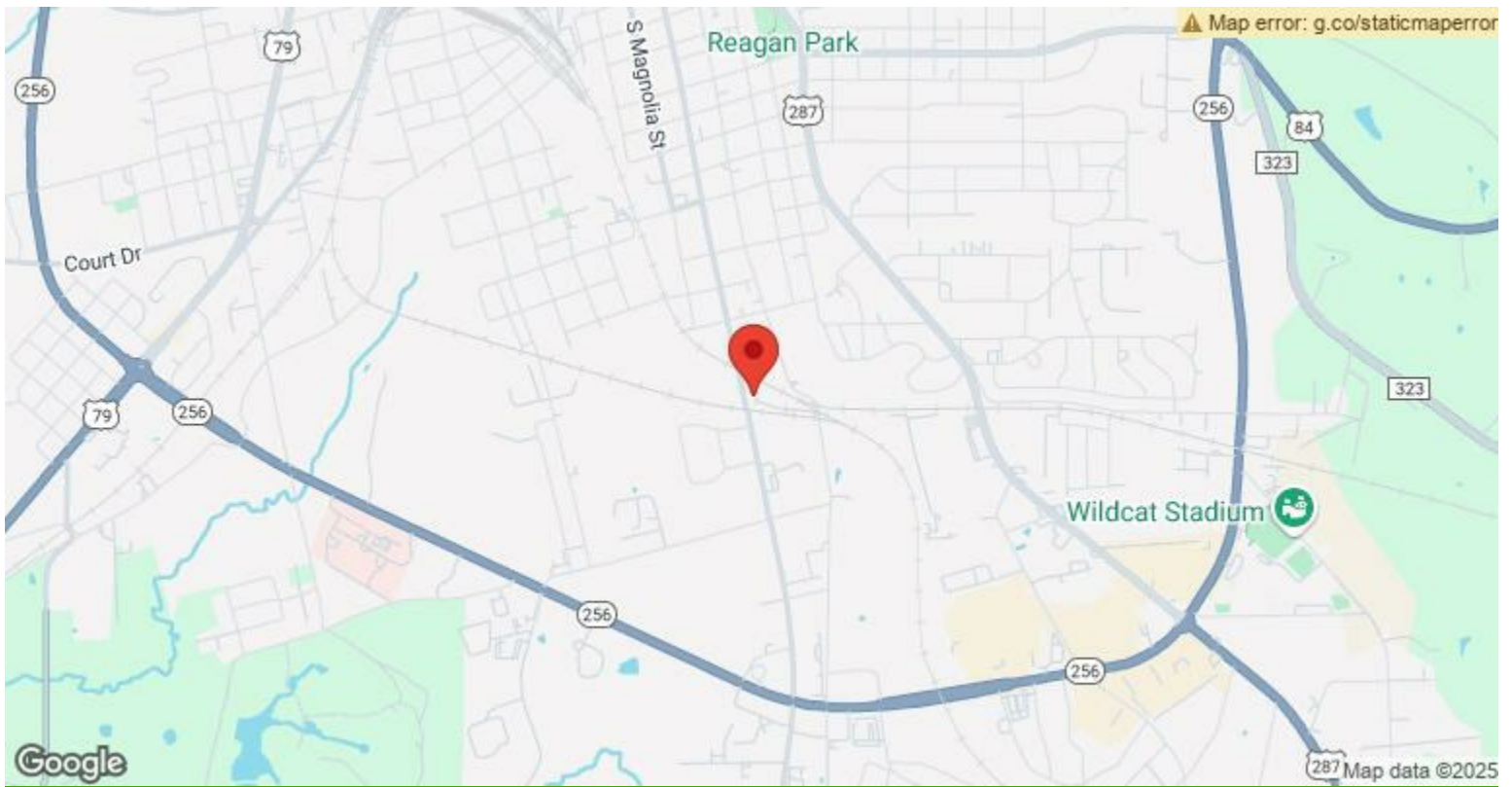
Price:	\$599,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	15.00%
Lot Size:	2.23 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	12,000 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	2006
Tenancy:	Single
Parking Ratio:	0.83/1,000 SF
Clear Ceiling Height:	16 FT

Major Tenant Information

Tenant
LS Tractor

SF Occupied
-

Lease Expired
June 2024



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Property Photos



6,000 SF Available in Each Warehouse



High Ceilings

Property Photos



Insulated Warehouses



Water, Sewer, and Internet are available to site.

Property Photos



Property Photos



Secure Storage in fenced yard



Aerial Shot