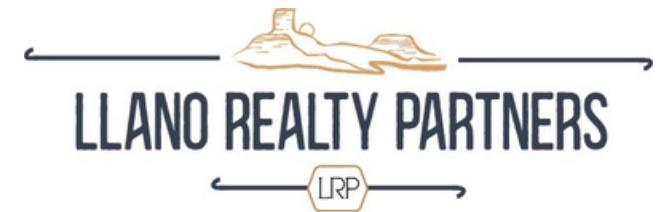


FOR LEASE OR SALE

120 HERMANN SONS RD E, COMFORT, TX 78013



20,640 SF Industrial Site

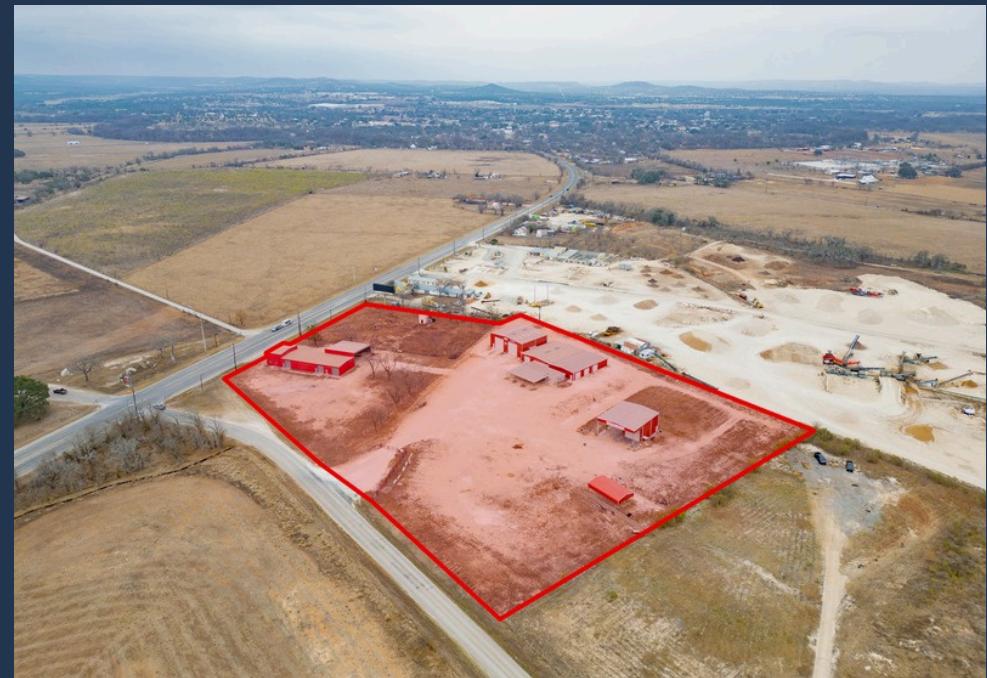
ABOUT THE PROPERTY:

120 Hermann Sons Rd E is a four-building property featuring up to 20,640 SF of industrial space located in Comfort, TX. This property boasts a completely fenced and gated 7.94-acre site ideal for feed shops, heavy machinery repair, fabrication, and more. It includes heavy power, reinforced concrete slab, high clearance, and oversized roll-up doors. This site is situated three minutes outside of Comfort, TX, just two miles from IH-10.

FEATURES:

- 20,640 SF of industrial space
- Four-building property
- Grade-level loading
- 7.94-acre fully fenced and gated site
- 3-phase power, 480 Volts, 700 Amps
- Well served, septic system

PROPERTY HIGHLIGHTS



SITE OVERVIEW



Building A

5,000 SF
3-ph, 480v, 200a
Five 10x12' roll-up doors
One 12x12' roll-up doors
12-22' clear height

Building B

4,200 SF
3-ph, 480v, 200a
Two pull through bays
Four 20x20' roll-up doors
3-Ton crane
23-26' clear height
12" slab
Built in 2013

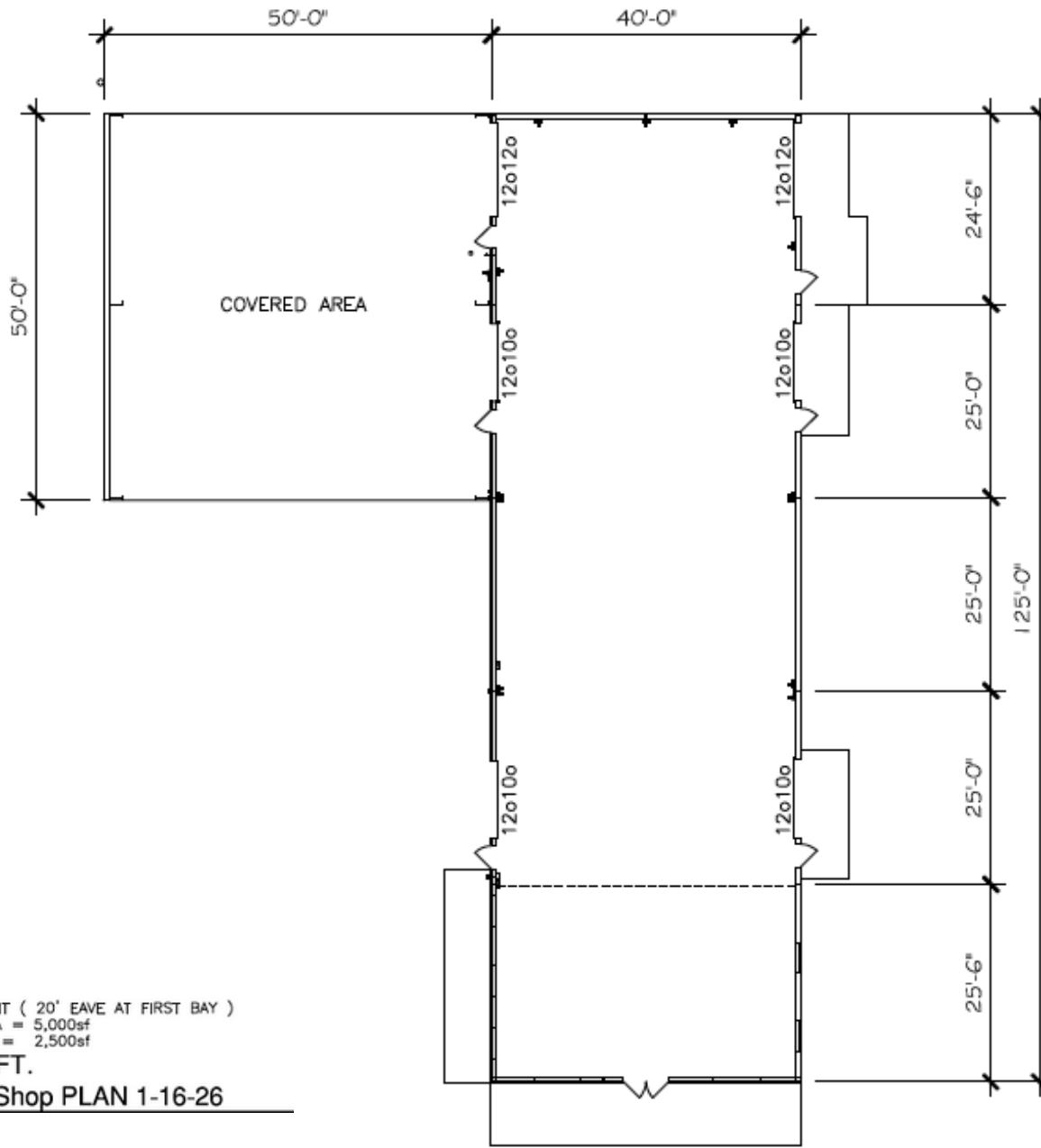
Building C

10,167 SF
3-ph, 480v, 200a
Five 12x10' roll-up doors
One 20x10' roll-up door
11-14.5' clear height
Locker room in place
8" Slab

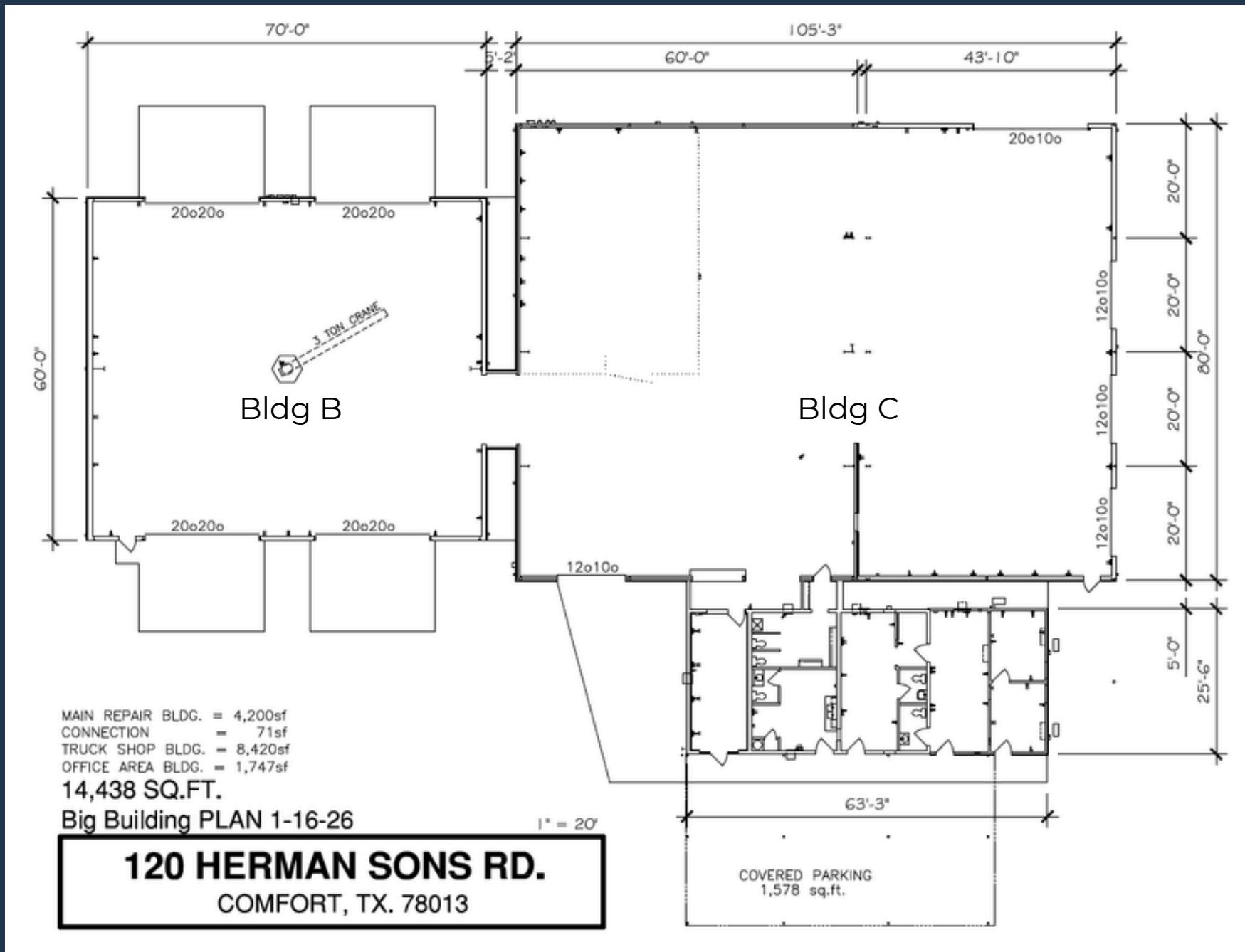
Building D

3,028 SF
3-ph, 480v, 180a
Two 20x20' roll-up doors
21' clear height
Sump pump in place

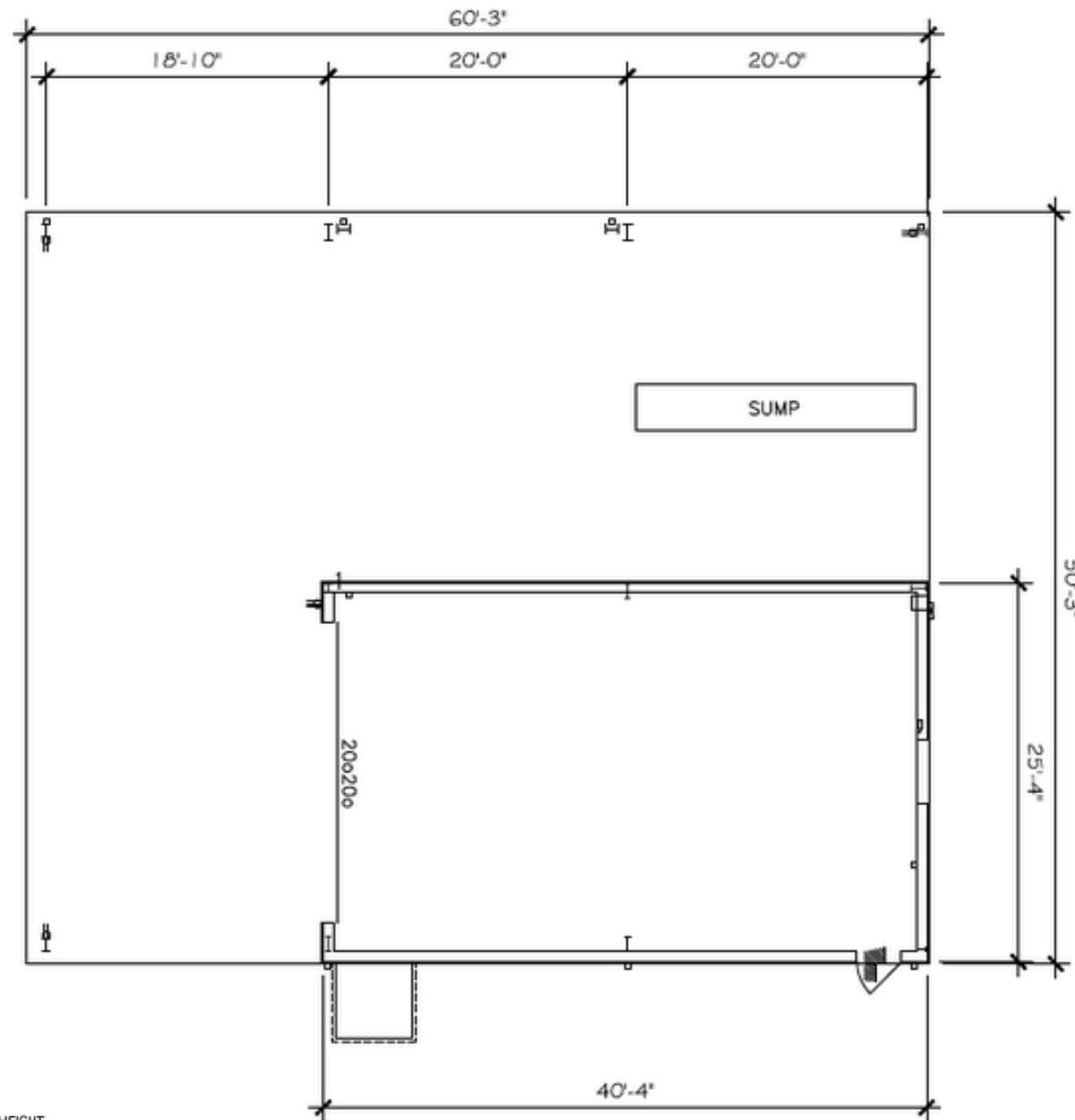
FLOOR PLAN - BLDG A



FLOOR PLAN - BLDG B & C



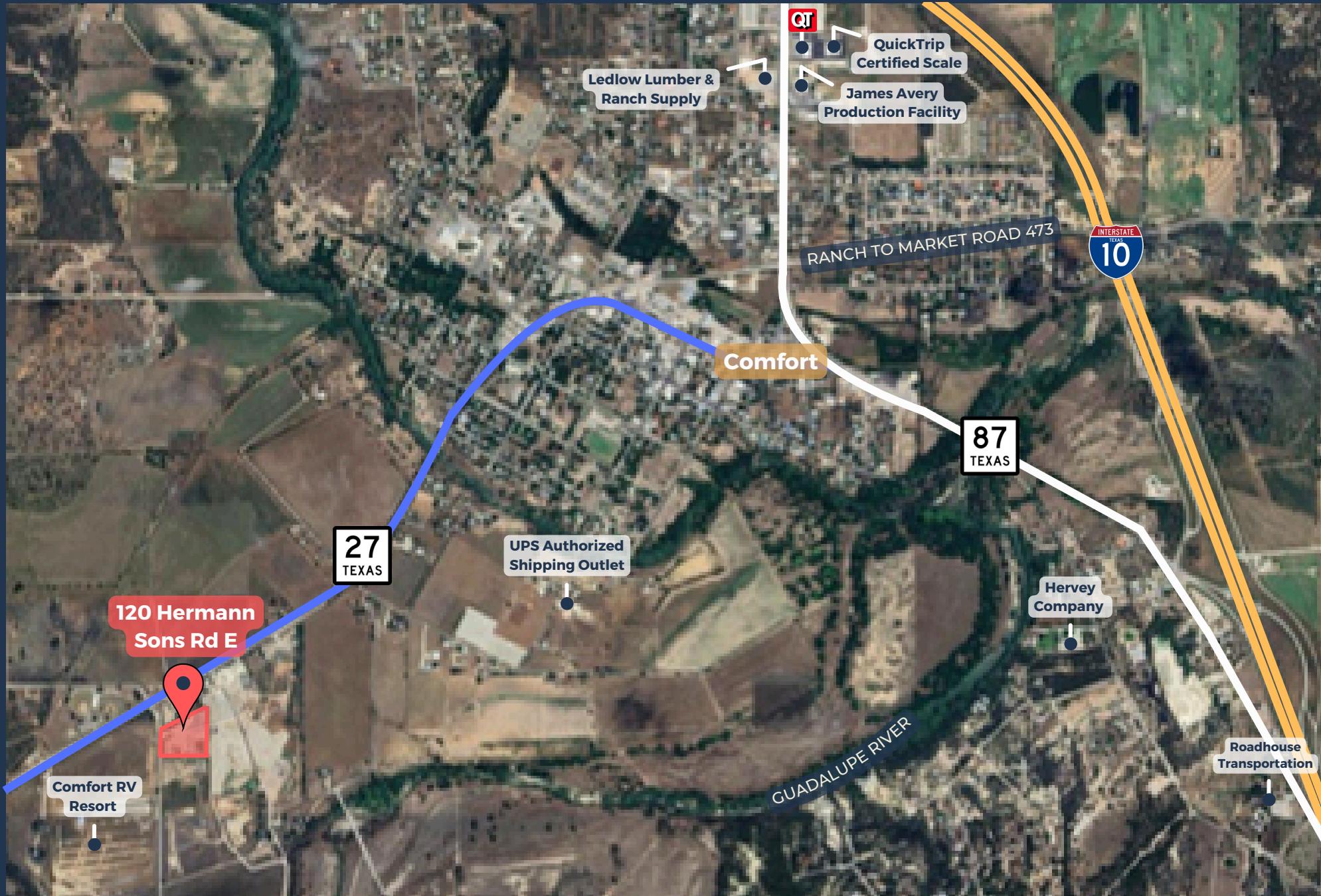
FLOOR PLAN - BLDG D

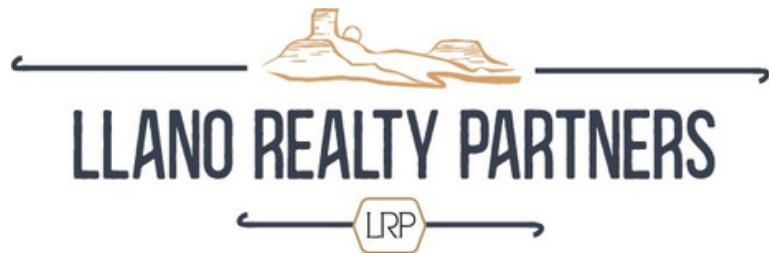


Paint Shop PLAN 1-16-26

1' = 10'

AREA OVERVIEW





CONTACT
OUR TEAM



Jake Esparza
Associate
jesparza@llanorealty.com
(210) 874-5314