



Shop/Office on 16.5 Acre Yard Available For Sublease

902 S. Main St., Jacksboro, TX 76458

FOR SUBLEASE



CONTACT BROKERS:

JOHN JINKS
JJINKS@FORMATIONTX.COM
512.791.7329

ROBERT SAWYER
RSAWYER@FORMATIONTX.COM
817.368.6050



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY SUMMARY

FOR LEASE

FEATURES

- Total of 7,750 SF Industrial on 16.5 Acres
- Gated, Lighted Yard
- 10+ Acres of Gravel Base
- 3,750 SF Showroom/Office/Warehouse
- 4,000 SF Storage Warehouse w/Office
- (4) Drive-In Doors
- Lease Term Expires Nov. 2029



Broker Contact:

John Jinks, CCIM, Broker
Formation Real Estate, LLC
Cell: (512) 791-7329
Email: jjinks@formationtx.com

PROPERTY SUMMARY

Building Size:

7,750 SQFT

Zoning:

None

Lot Size:

16.5 ACRES

Sublease Rate:

**\$2,250 –
\$8,250/Mo**

Lease Type

NNN

DESCRIPTION

Industrial/IOS facility well-suited for supply or sales businesses with oversized equipment or pipe storage yard along TX 114. The property includes 2 separate buildings and a fenced & lighted yard with over 10 acres of gravel base on 16.5 total acres.

Located on the South side of Jacksboro, TX along US-380/281 (TX 114), and approximately 50 miles NW of Loop 820 connection in Fort Worth.

Main facility features a sales area, (2) maintenance bays and a covered parking awning.

Buildings available together or individually.

Total Property

- 7,750 SF +/- on 16.50 Acres
- \$8,250/Month, NNN

Main Building + Yard

- 3,750 SF + 16.50 Acres Fenced
- Sales/Office/Warehouse w/ (2) Grade-Level Bay Doors
- \$6,750/Month, NNN

Outparcel Building

- 4,000 SF +/- Repair Shop w/ 4 Offices
- (2) Grade Level Bay Doors
- \$2,250/Month, NNN



MAIN BUILDING



OUTPARCEL BUILDING

AERIAL

FOR LEASE



MAIN BLDG

FOR LEASE



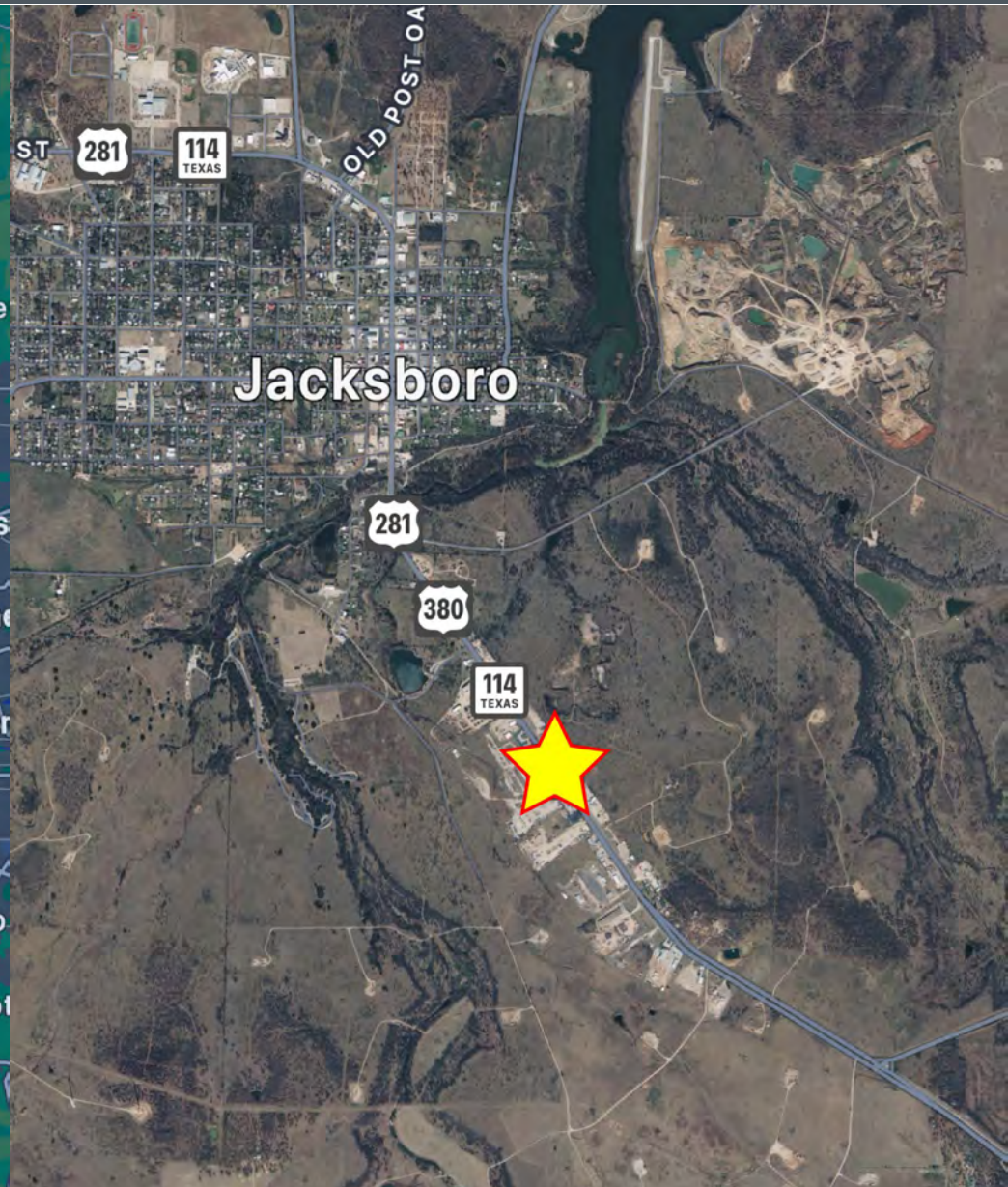
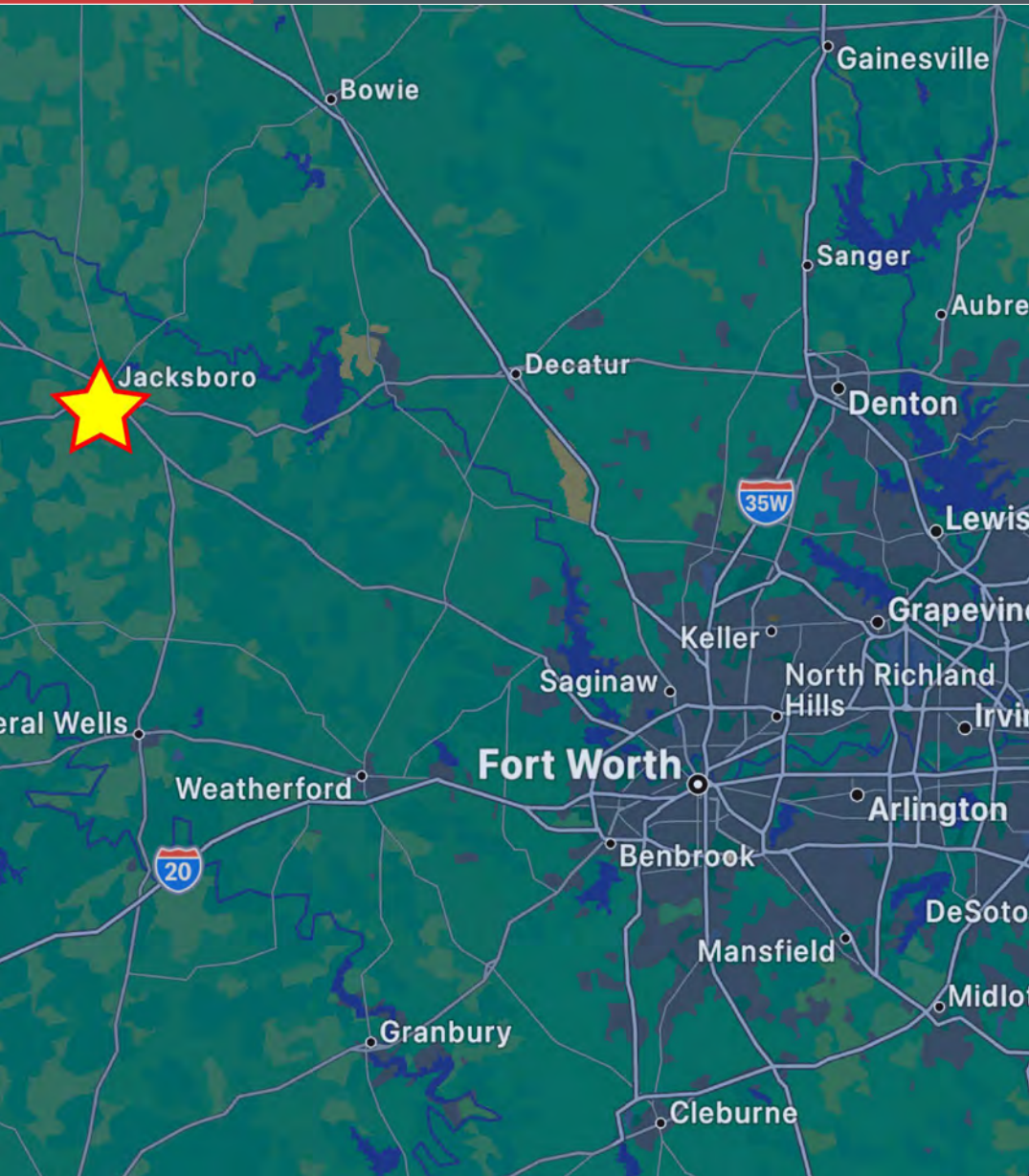
OUTPARCEL BLDG

FOR LEASE



MAP

FOR LEASE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



CONTACT BROKERS:

JOHN JINKS, CCIM

JJINKS@FORMATIONTX.COM

512.791.7329

ROBERT SAWYER, CCIM , SIOR

RSAWYER@FORMATIONTX.COM

817.368.6050

FORMATION REAL ESTATE , LLC

2906 SE LOOP 820 , SUITE G

FORT WORTH , TX 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



FORMATIONTX.COM



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.