



INDUSTRIAL WAREHOUSE FOR LEASE

8723 FM 2728,
TERRELL, TX 75161



1111 W. Mockingbird Ln Suite
875
Dallas, TX 75247
(214) -799-9744
Enrique@rdecapitalgroup.com

8723 FM 2728
Terrell, TX 75161

PROPERTY FEATURES:

- **4,000 SF warehouse units**
- **Two (2) 12' x 12' grade-level roll-up doors per unit**
- **Less than one minute from Interstate 20**
- **Ample onsite parking**
- **High efficient floor plan**

LOCATION OVERVIEW:

Anchored Industrial Park – Terrell, Texas
Discover 4,000 SF warehouse spaces just outside Kaufman city limits, ideally located less than one minute from Interstate 20. Each unit offers a 20-foot center clearance and dual 12' x 12' grade-level doors. An optional office build-out and restroom are available. Ideal for light industrial or service-based businesses that require accessibility and flexibility.



MARKET OVERVIEW

AVAILABLE SPACES

- 4,000 RSF
- 6.06 AC
- CAM \$115.00/SF

Median Household Income

BUSINESS

 **2023**
YEAR BUILT

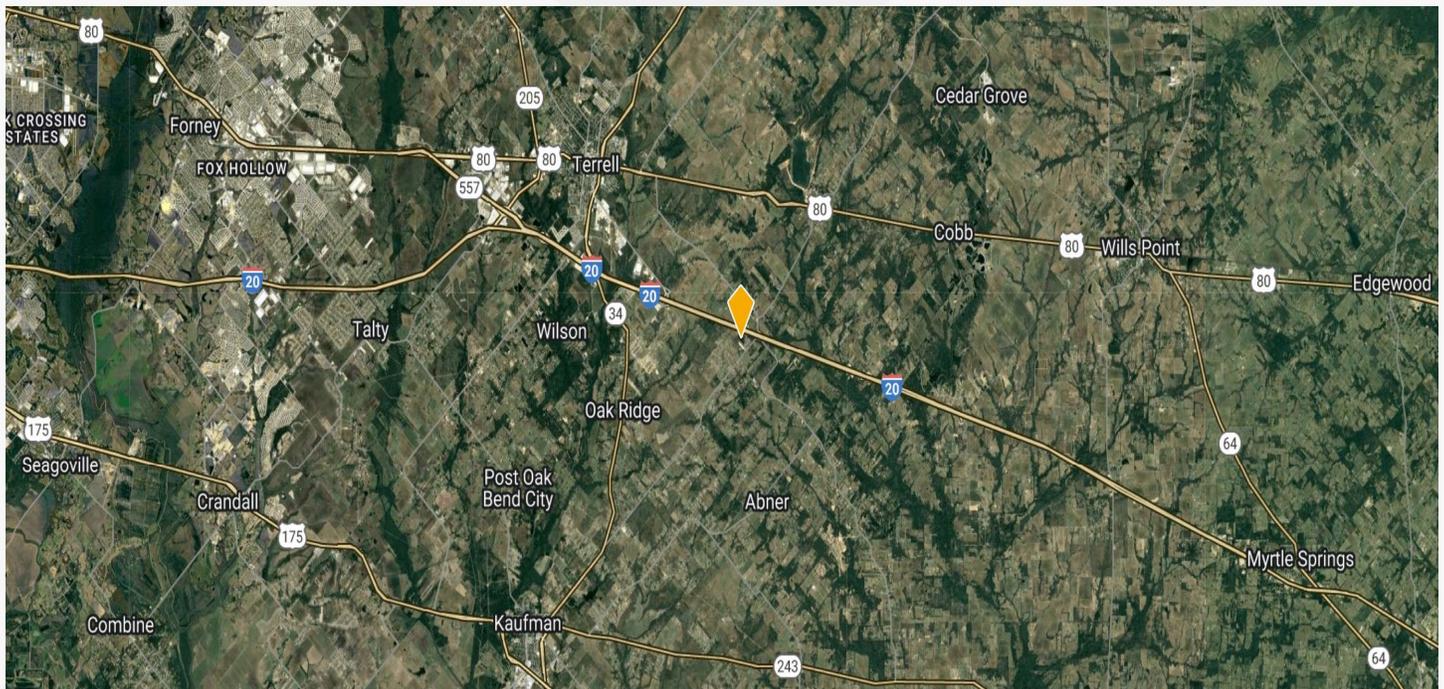
 **20**
NUMBER OF Warehouses

AVERAGE HOUSEHOLD INCOME


\$81k
2 Mile


\$82k
5 Mile


\$76k
10 Mile



PROPERTY PHOTOS





INDUSTRIAL WAREHOUSE FOR LEASE

8723 FM 2728,
TERRELL, TX 75161



1111 W. Mockingbird Ln Suite
875
Dallas, TX 75247
(214) -799-9744
Enrique@rdecapitalgroup.com

