

FOR SALE OR LEASE



9,528 SF office building with warehouse component

- Approximately 1,608 SF of warehouse/storage space
- Two (2) drive-in bays
- Individual offices, conference room, breakroom and bathroom & shower facilities
- Fenced/gated outside area for parking & storage
- Conveniently located near Hwy 288 and TX-274
- Excellent proximity to restaurants, shopping & more



**Get more
information**

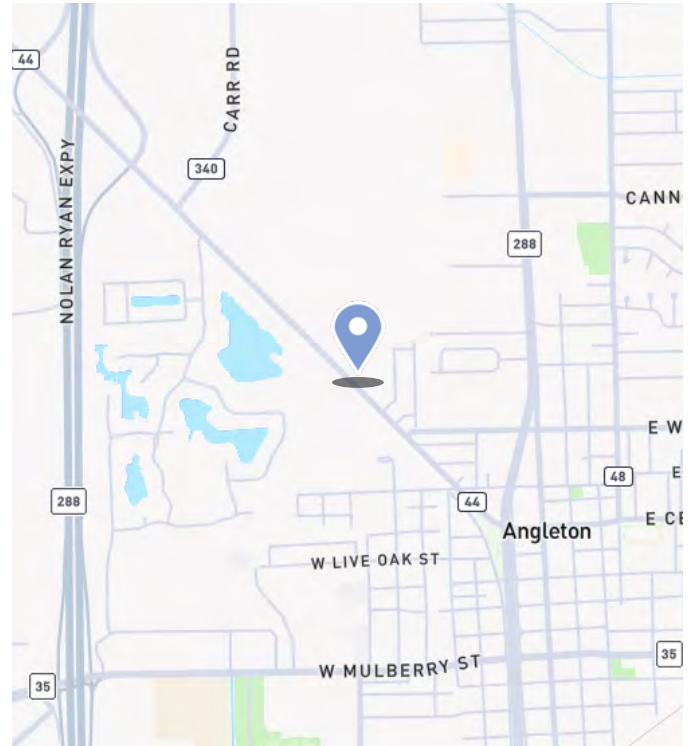
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Highlights

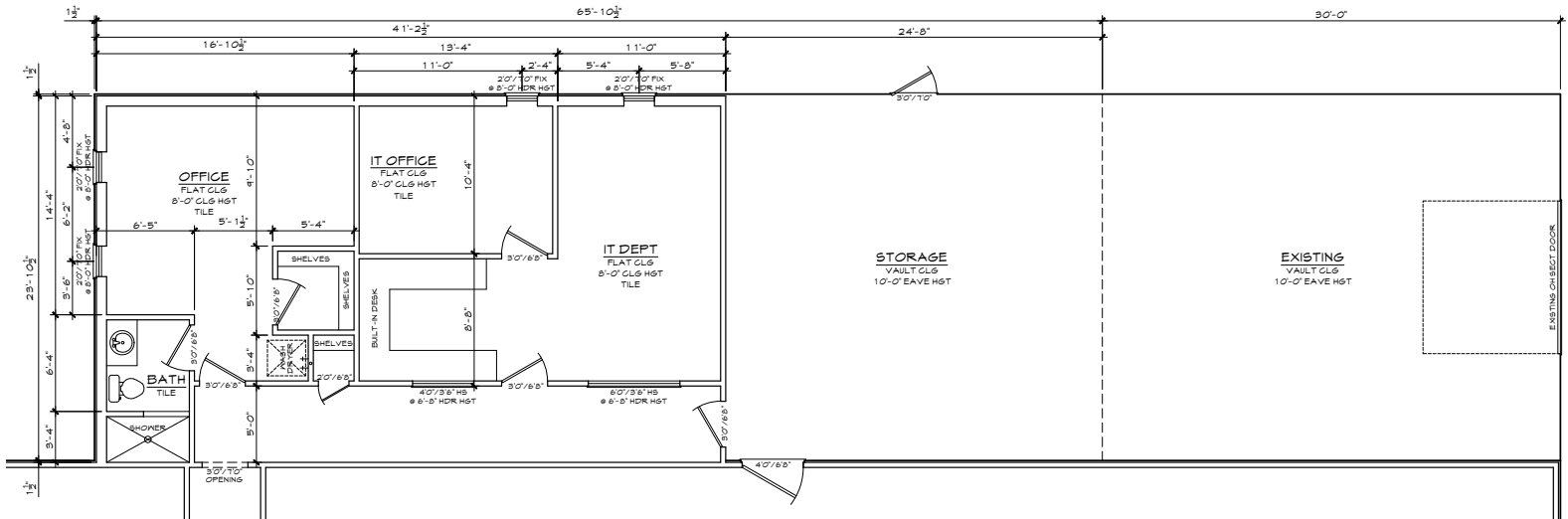
Summary

Building Size:	9,528 SF
Service Type:	Triple Net (NNN)
Lot Size:	1.16 Acres
Year Built:	2018
Building Class:	C
Number of Floors:	1
Parking Ratio:	2.10:1,000 SF
Base Rental Rate:	\$12.00 PSF/Year
Asking Purchase Price:	\$1,290,000

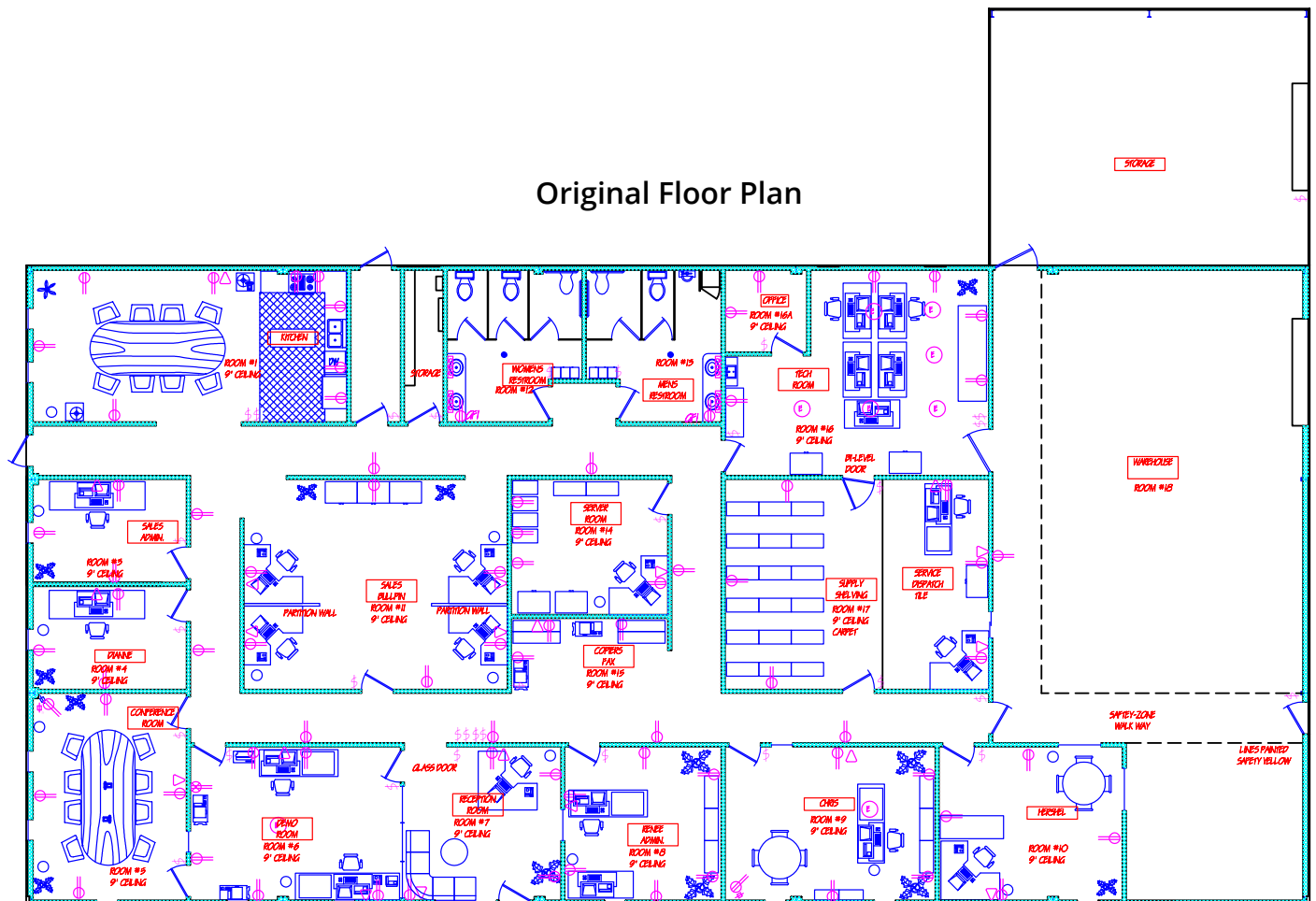


Floor plans

Expansion Plan



Original Floor Plan



Property photos



For more information, please get in touch.

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