

Warehouse/Office/Residence on 1 acre

982 County Road 979, Royse City, TX 75189



Presented By:
Coldwell Banker Commercial Apex



7,500 sf warehouse - 18' clear height
2,500 sf office / air cond storage
2,500 sf - 3 BR 2 BA - 2nd floor
1 acre +/- with outside storage/parking

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Property Details

Sub-Divided Space into three units - Total SF = 12,500 sf - 7,500 sf of warehouse space with 18' clear height, insulated walls and ceiling; grade doors - two 12'x16' & one 12'x14'; ideal for storage, fabrication, or industrial use - \$6,000 monthly; 2,500 sf office with three offices, 2 restrooms, air conditioned storage space full A/C - \$2,650 monthly; 2,500 sf of living space above office - 3 BR, 2 BA, large living area, full kitchen plus utility room - \$1,500 monthly. Property sets on acreage - additional outdoor parking/storage space available. Located in Collin County - not city limits. Additional warehouse space can be added with long term lease.

Price: \$9.60 - \$28.80 /SF/YR

- 7,500 sf - Warehouse; 2500 sf Office; 2,500 sf Living
- 18' clear height; Three grade doors - Two -14'x14' and One - 12'x12'
- Insulated walls and ceiling
- Three phase power available
- One acre - additional acreage available

View the full listing here: <https://www.loopnet.com/Listing/982-County-Road-979-Royse-City-TX/37438175/>

| | |
|------------------------|-------------------------|
| Rental Rate: | \$9.60 - \$28.80 /SF/YR |
| Property Type: | Flex |
| Property Subtype: | Showroom |
| Building Class: | C |
| Rentable Building Area | 12,500 SF |
| : | |
| Year Built: | 1980 |
| Rental Rate Mo: | \$0.80 /SF/MO |

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Listing spaces

| | | |
|-----------|------------------|---------------|
| 1st Floor | Space Available: | 7,500 SF |
| | Rental Rate: | \$9.60 /SF/YR |
| | Contiguous Area: | 10,000 SF |
| | Date Available: | Now |
| | Service Type: | Full Service |
| | Space Type: | Relet |
| | Space Use: | Industrial |
| | Lease Term: | Negotiable |

| | | |
|-----------|------------------|----------------|
| 1st Floor | Space Available: | 2,500 SF |
| | Rental Rate: | \$28.80 /SF/YR |
| | Contiguous Area: | 10,000 SF |
| | Date Available: | Now |
| | Service Type: | Full Service |
| | Space Type: | Relet |
| | Space Use: | Industrial |
| | Lease Term: | Negotiable |

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Location



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Property Photos



12,500 sf Office, Warehouse, Residence



Near the Royse City HS - under construction

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Property Photos



Open Space - 18' clear height



Insulated Walls & Ceiling

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Property Photos



2nd Residential - family room



2nd floor family room

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Property Photos



Kitchen with custom cabinets/granite c-tops



Primary BR

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Property Photos



Primary bath

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