

408 W Kilpatrick Unit A Info

For Costar

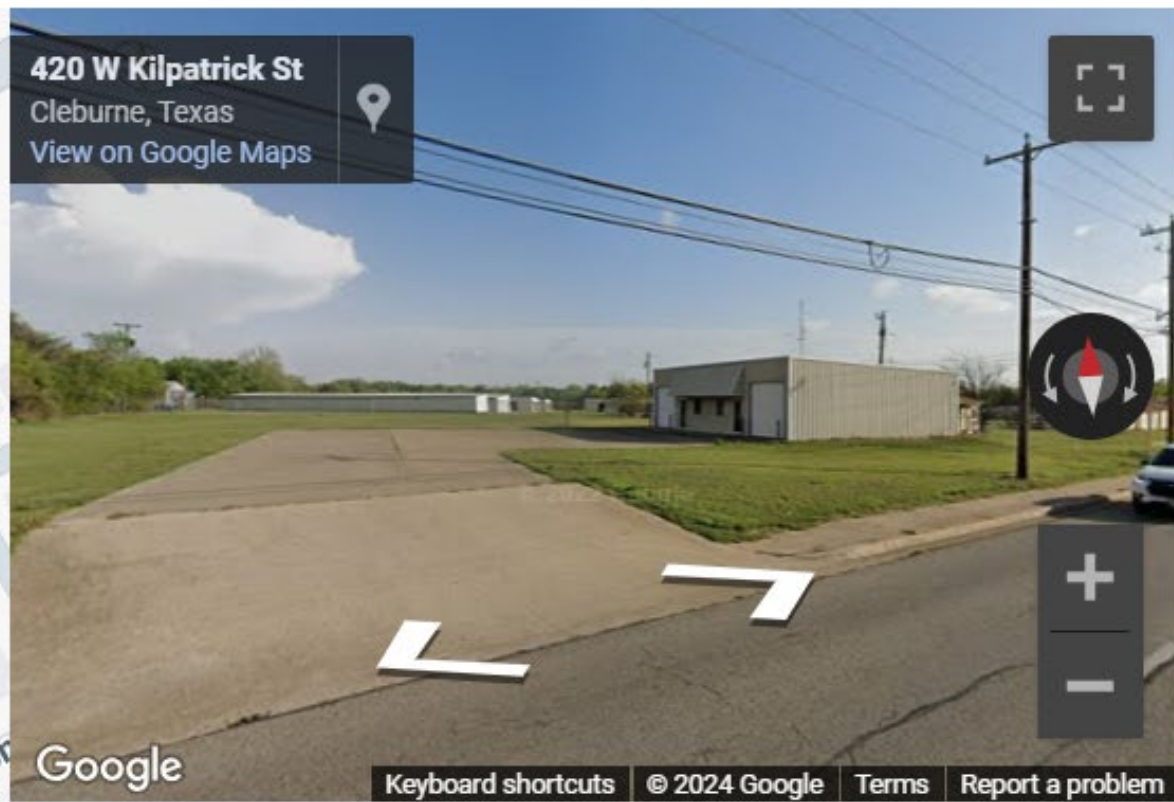
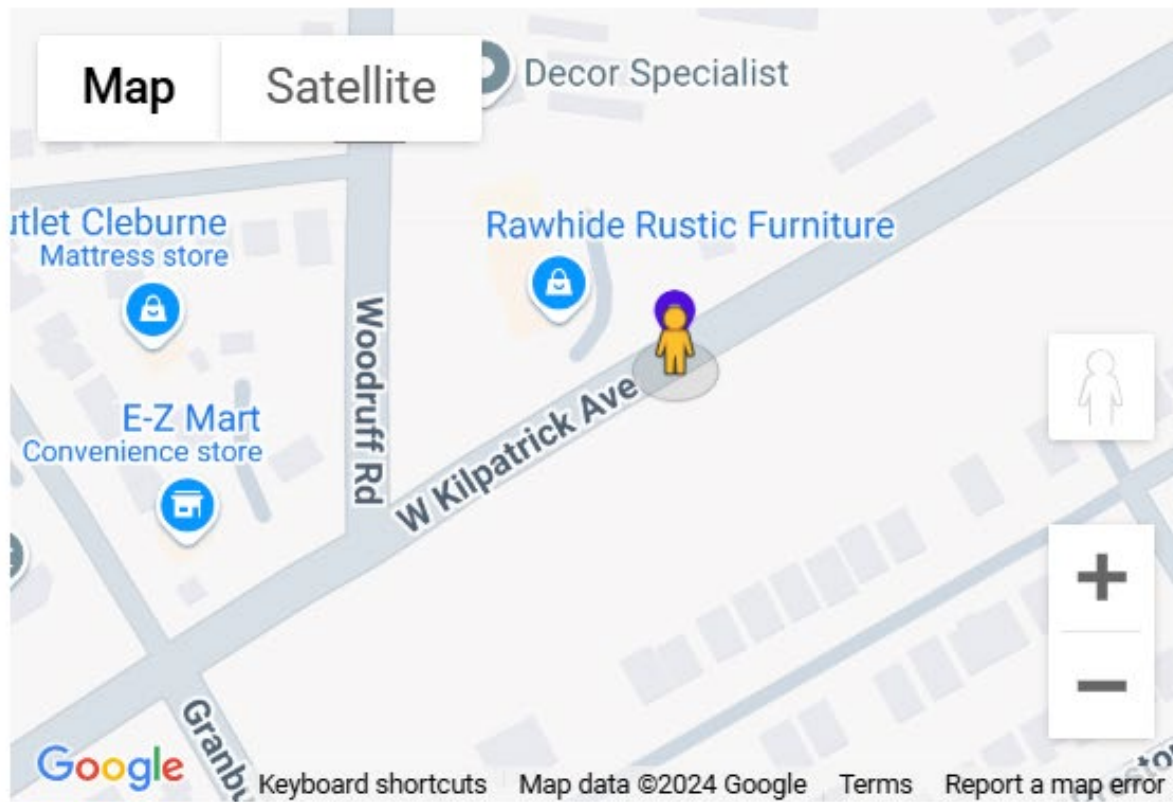
Marketing Description

960 SF - Flex Office Warehouse - Up to 1 ac Storage Yard (Secure & Stabilized)

- Frontage on W Kilpatrick. Unit A currently includes 250 sf of warehouse space (10' door and 13' ceilings). Office space includes four offices and a bathroom.
- Tenant improvements are negotiable.
- Owner can provide an optional, secure and stabilized storage yard onsite (up to 1 ac). Rate is negotiable.
- Great Location!
 - 0.45 miles to Main St
 - 1 mile to Chisolm Parkway
 - 1.16 miles to Hwy 67

Building Highlights

- **Warehouse space:**
 - 250 sf (20.3' x 12.3')
 - 10' door
 - 13' ceilings
 - Could be expanded into adjacent office/storeroom for an additional 208 sf of warehouse space
- **Office space (climate controlled):**
 - Lobby/office 1 : 12' x 12'
 - Office 2: 10' x 12'
 - Office 3: 11' x 7'
 - Office 4/Store room: 18.4' x 11.3'
 - Bathroom: 5' x 7'
 - 8' ceilings
 - Under renovation; Tenant improvements are negotiable
- **Storage Yard (Optional):**
 - Up to 1 ac
 - Secure & stabilized





Unit B

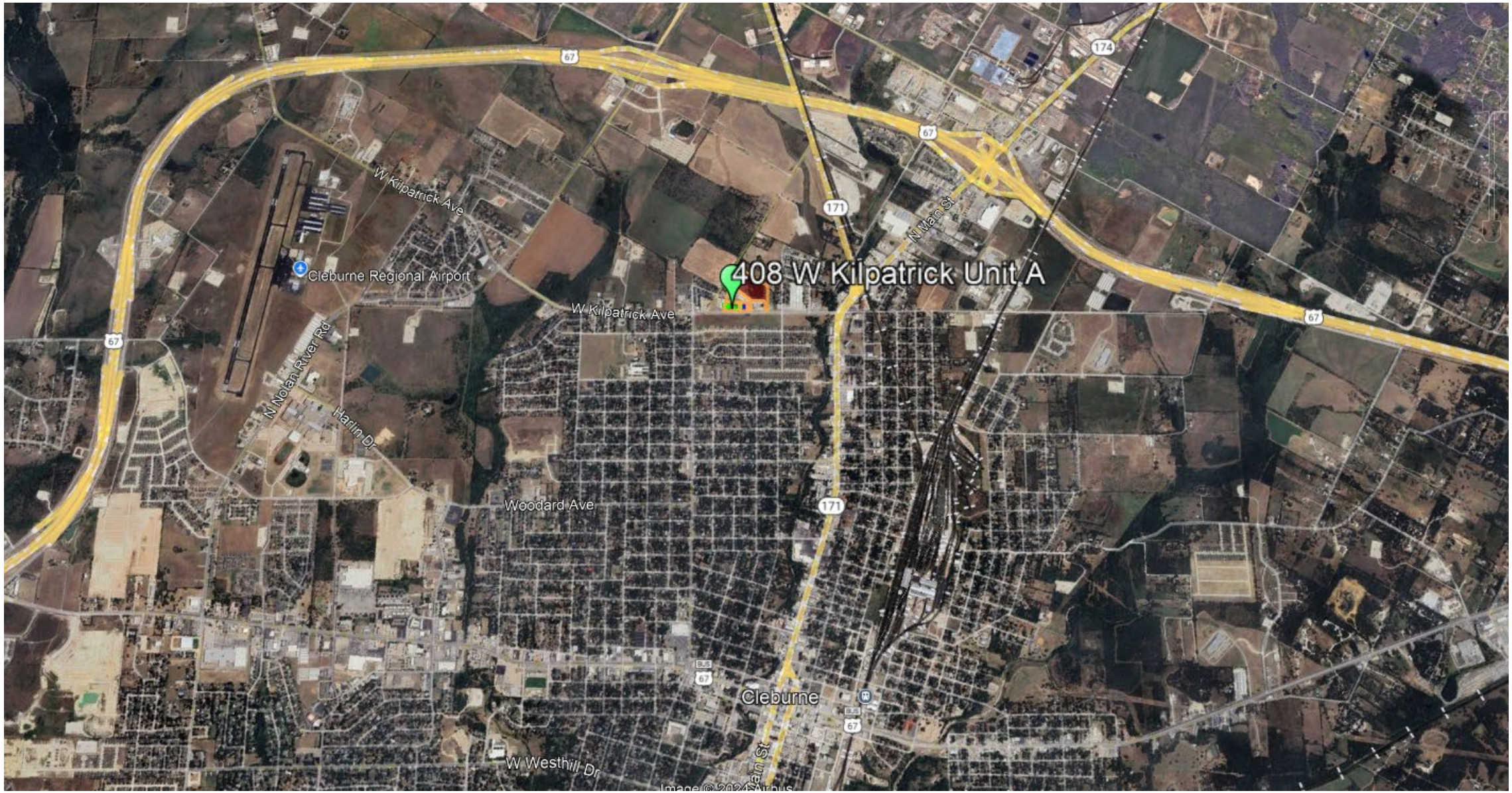
Unit A

408 A

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**Potential Storage Yard
Secure & Stabilized
Up to 1 ac**



408 W Kilpatrick Unit A

Cleburne Regional Airport

Woodard Ave

Cleburne

W Westhill Dr

N Nolan River Rd
Harlin Dr

W Kilpatrick Ave

W Kilpatrick Ave

N Main St

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1 Mile to Chisolm Parkway

1.16 Miles to Hwy 67

0.45 Miles to Main St

408 W Kilpatrick Unit A

