



1516 S Sycamore St

1516 S Sycamore St, Palestine, TX 75801



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TXNet Properties

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1516 S Sycamore St

\$10.00 /SF/YR

1516 S Sycamore St is an Industrial property inside of loop, near Walmart Distribution Center. It features a large security fenced lot with 2 warehouses. Each are 6,000 square feet, with 2 large drive-in doors. The warehouses are Insulated, with updated wiring and lighting. The property includes 3-Phase Power and features an open space layout. This opportunity is ideal for both owner/users or investors. The lot has outdoor lighting and paved parking. There is access to railroad tracks for easy deliveries. Water and sewer, and internet are available to site. Owners will build to suit...

- Located near Walmart Distribution Center & Railroad Tracks.
- Total of 4 Drive- In Doors.
- Warehouses are Insulated.
- Water, Sewer, and Internet are available to site.



Rental Rate:	\$10.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	12,000 SF
Year Built:	2006
Taxes:	\$0.04 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$0.83 /SF/MO

1st Floor Ste 1

1

Space Available	6,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

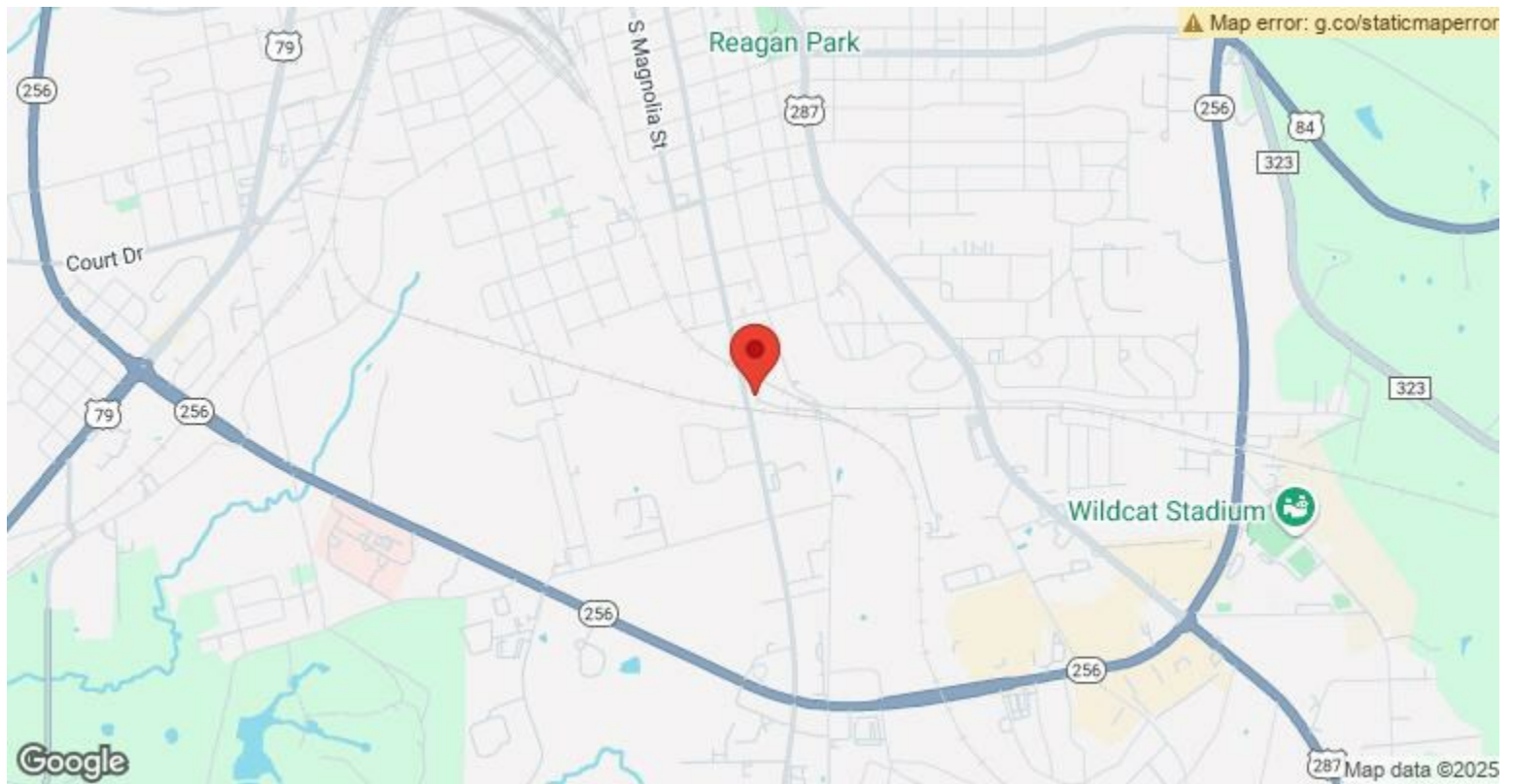
This fully fenced warehouse features 6,000 SF with an opportunity to lease the additional 6,000 SF warehouse if desired. The warehouse features new foam insulation, new LED lighting and a secure 8 ft. chain-link fence. Each warehouse includes 240 amp electrical and 3 phase electrical connections with two drive in doors on both ends. The landlord will also build to suit a 400 sf office and bathroom space. Take advantage of its location with easy access to railroad spur lines for delivery and shipping. The lease rate of one warehouse is 6,000 NNN per month. You can lease the entire property with both warehouses for 9,000 NNN.

1st Floor Ste 2

2

Space Available	6,000 SF
Rental Rate	\$10.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 3 Years

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Property Photos



6,000 SF Available in Each Warehouse



High Ceilings

Property Photos



Insulated Warehouses



Water, Sewer, and Internet are available to site.

Property Photos



Property Photos

