



Contact:

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## INDUSTRIAL & FLEX GRANBURY, TX

Exclusive pocket listing in the Flex/Industrial Vertical. With 6 parcels of land, 7 Buildings, and 2 acres of additional land for development. Granbury has no permits to build industrial or flex space for the next 8 quarters. Resulting in increase rents in the small to mid range flex and industrial market. With an average of only 4 sales annually in this vertical, this is a prime opportunity for long-term investors in this vertical.

The other family members have 1 parcel for 1.428 acres with three building for 19,800 SF which was included in the initial offering. However, they are undecided at this time on if they are wanting to sale. So, the other party is moving on without them. That property may be up for sale in the near future.

**FOR SALE**

**2200 Commercial Lane  
Granbury, TX 76049**

**PURCHASE PRICE:**

**\$3,600,000.00**

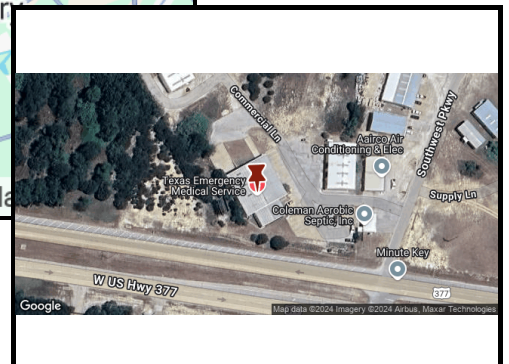
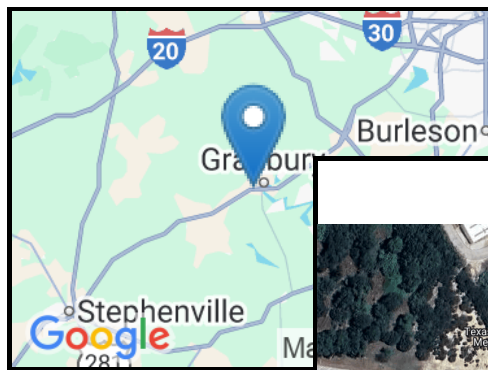
**Land Size: 5.44 Acres  
Property Size: 40,800 Sq. Ft.  
Year Built: 1991**

[Click here for full brochure.](#)



## Contact:

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