



## For Lease Commercial Buildings and Yard

Check out this beautiful piece of commercial property located just outside Cotulla now available for lease. Newly constructed in 2021, this property features two insulated metal buildings with automatic roll up doors and security systems. A high fenced yard with aggregate base, municipal water, municipal garbage service and more!

### **Property Highlights:**

- Located 2 Miles from Downtown Cotulla | 1399 FM 624 Cotulla, TX 78014
- Highway frontage access
- Municipal Water and Garbage Service
- 8.4 Acres High Fenced Yard with Aggregate Base (with option for 30-acre expansion)
- 12,000 sqft – Warehouse w/ Restrooms and Climate controlled Breakroom
- 8,000 sqft – Fabrication Shop (220 single phase and 3-phase power)
- 1,000 sqft Covered Awning
- 800 sqft – Storage Building
- 500 sqft - Admin Building

### **Lease Details:**

- \$25,000/Mo
- Triple Net Lease
- 1 Year Minimum Term

If you are interested in viewing the property or wanting more details please contact Neal Llewellyn at 830-202-7200 or email: [neal@4loilfieldservices.com](mailto:neal@4loilfieldservices.com)

Thank you,

Neal Llewellyn

President

830-202-7200

Sapphire Assets, LLC

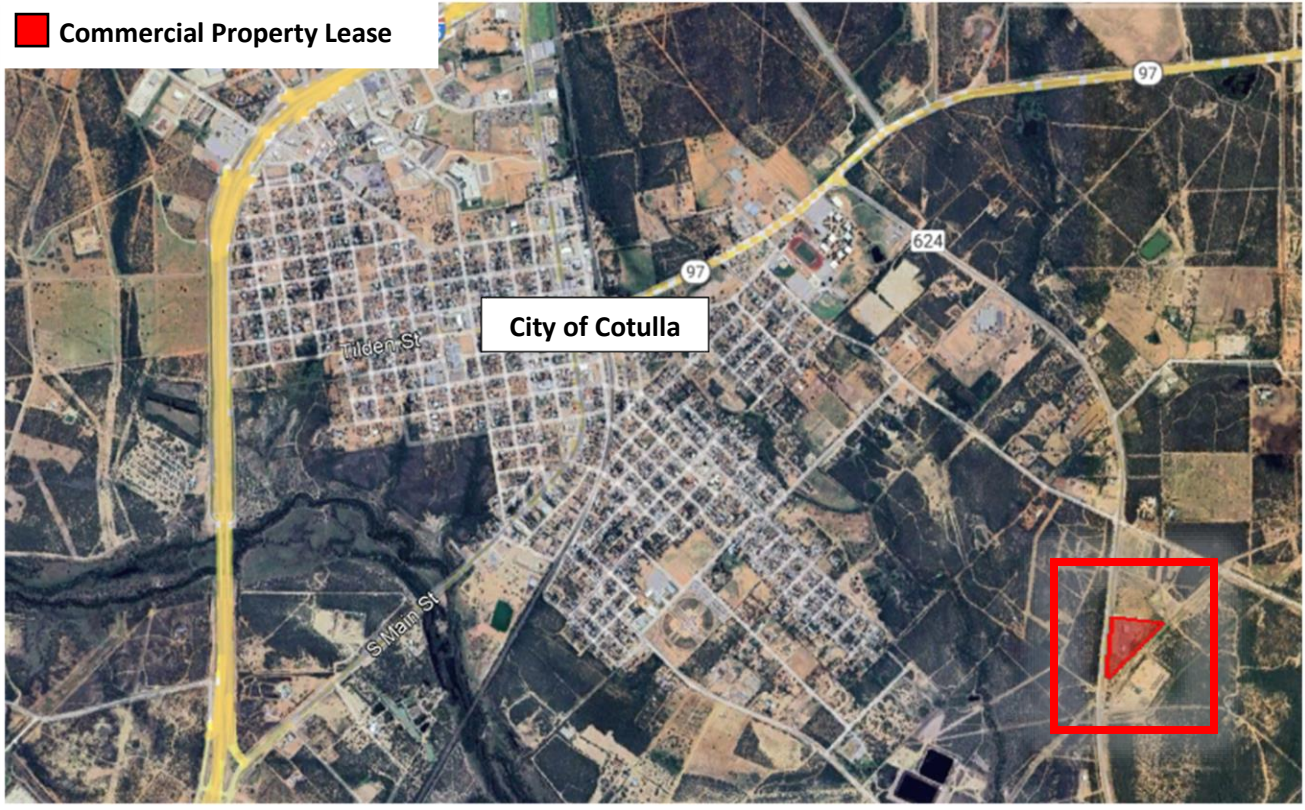
# Sapphire Assets, LLC.

902 S. Main St. Cotulla Tx., 78014

Phone: 830-879-5300



 Commercial Property Lease





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