



1577 N BOLTON ST
JACKSONVILLE, TX

AVAILABLE FOR SALE OR LEASE
INDUSTRIAL PROPERTY

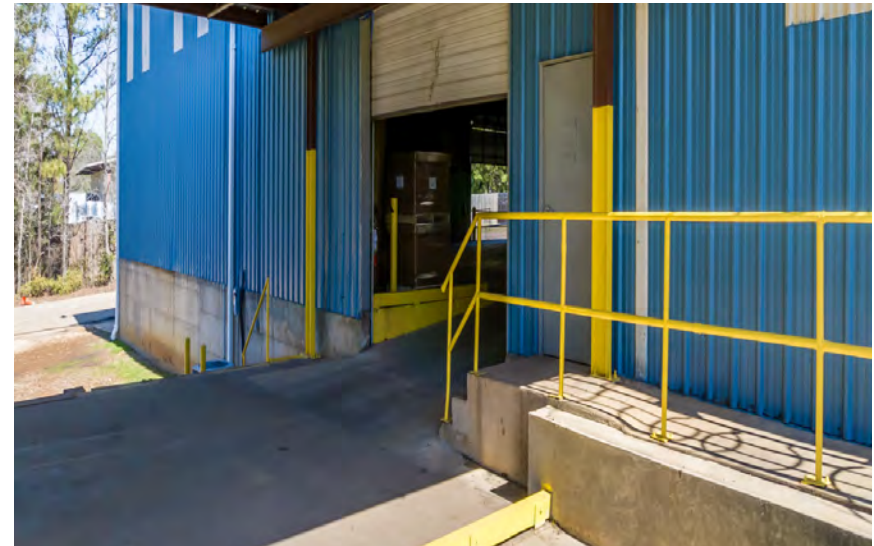
89,674 SF
7.98 Acres

PROPERTY HIGHLIGHTS

- 89,674 SF Manufacturing and Warehouse space
- Approximately 7.98 acres
- Ceiling heights up to 23'
- Heavy Power: 1-1500 KVA pad mounted transformer, switch gear panels with 3,000 amp capacity; 277/480 volt 3 phase 4 wire
- 150 HP Gardner- Denver air compressor
- LED Lighting throughout the facility
- 100% sprinklered
- 8 Dock high doors and 2 Grade level doors
- Major Industries in the area: Bealls Distribution Center, Walmart, Arlington Lumber & Pallet, Concentrix, Builder's Best, Federal Health Sign Company and Cardinal Health
- Facility is located in an Opportunity Zone



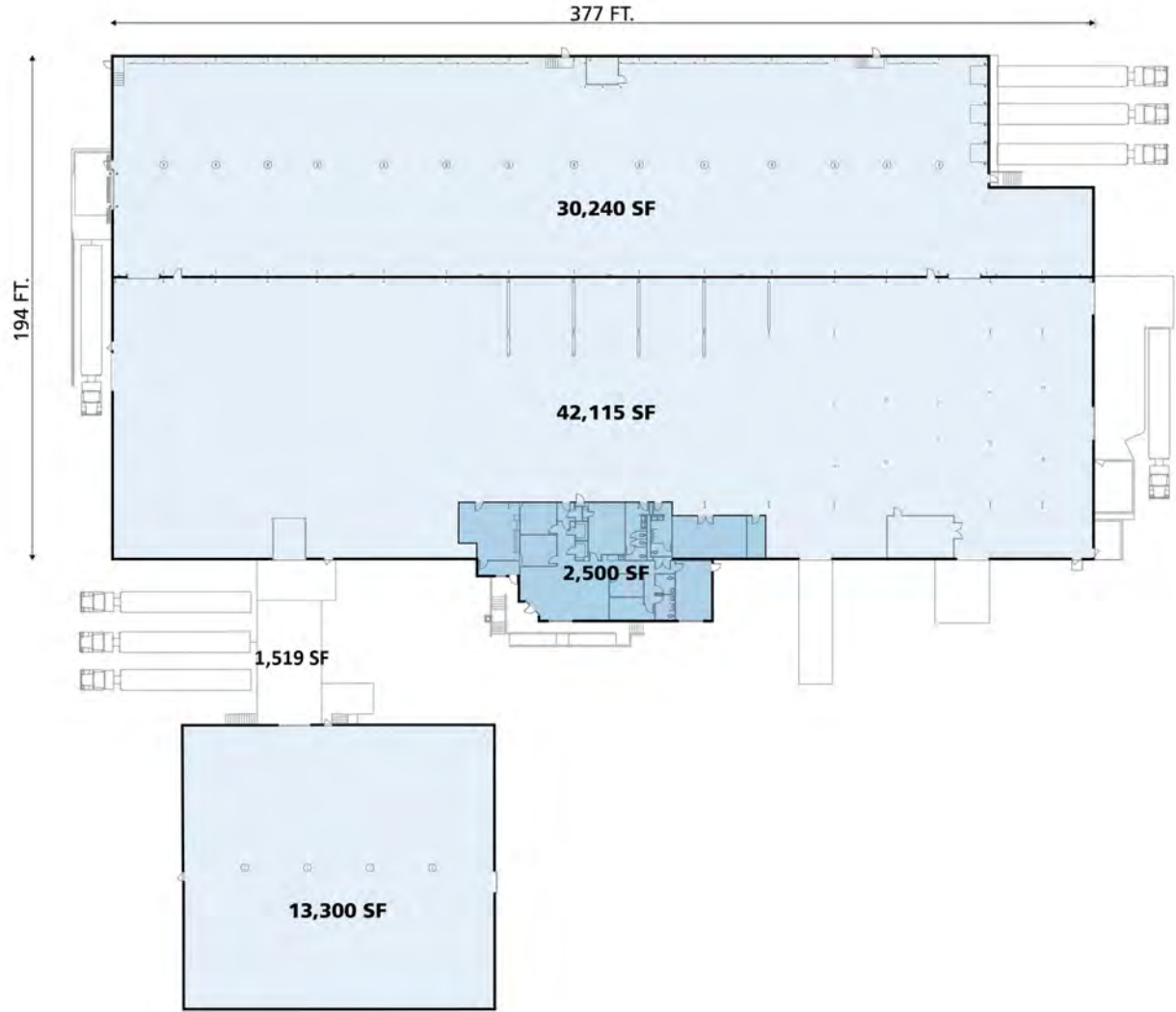
EXTERIOR PHOTOS



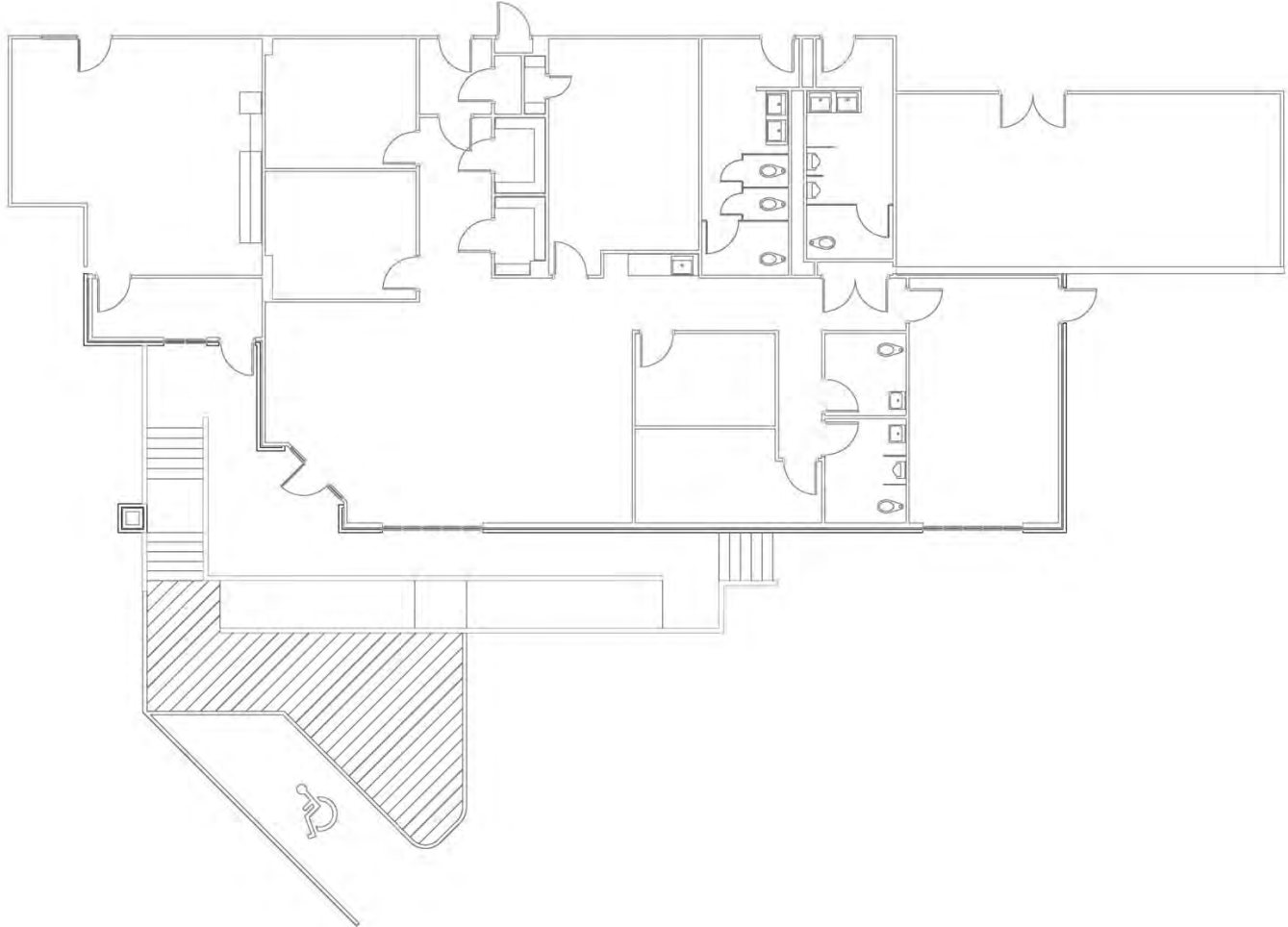
INTERIOR PHOTOS



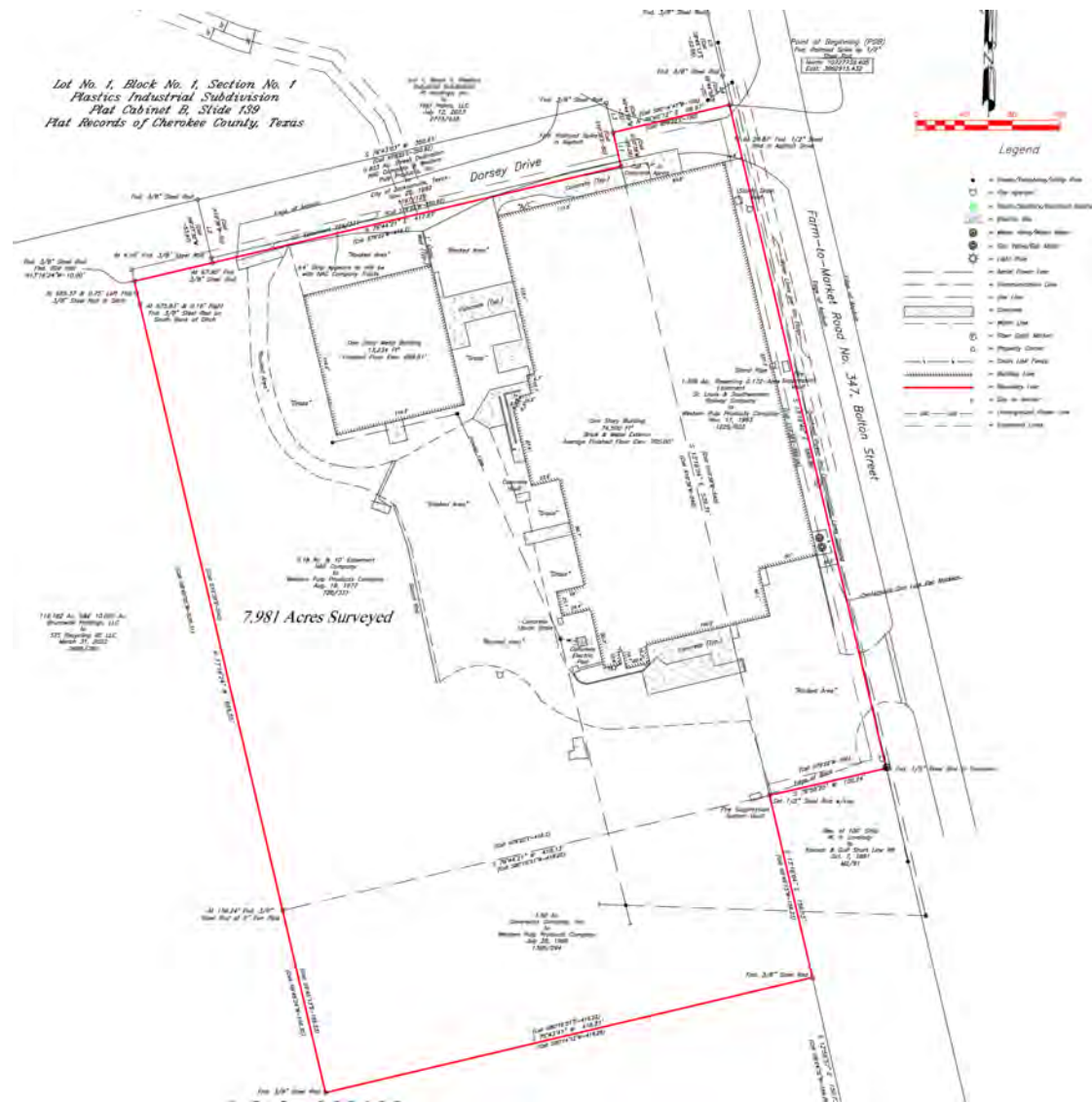
FLOOR PLANS – MAIN FACILITY



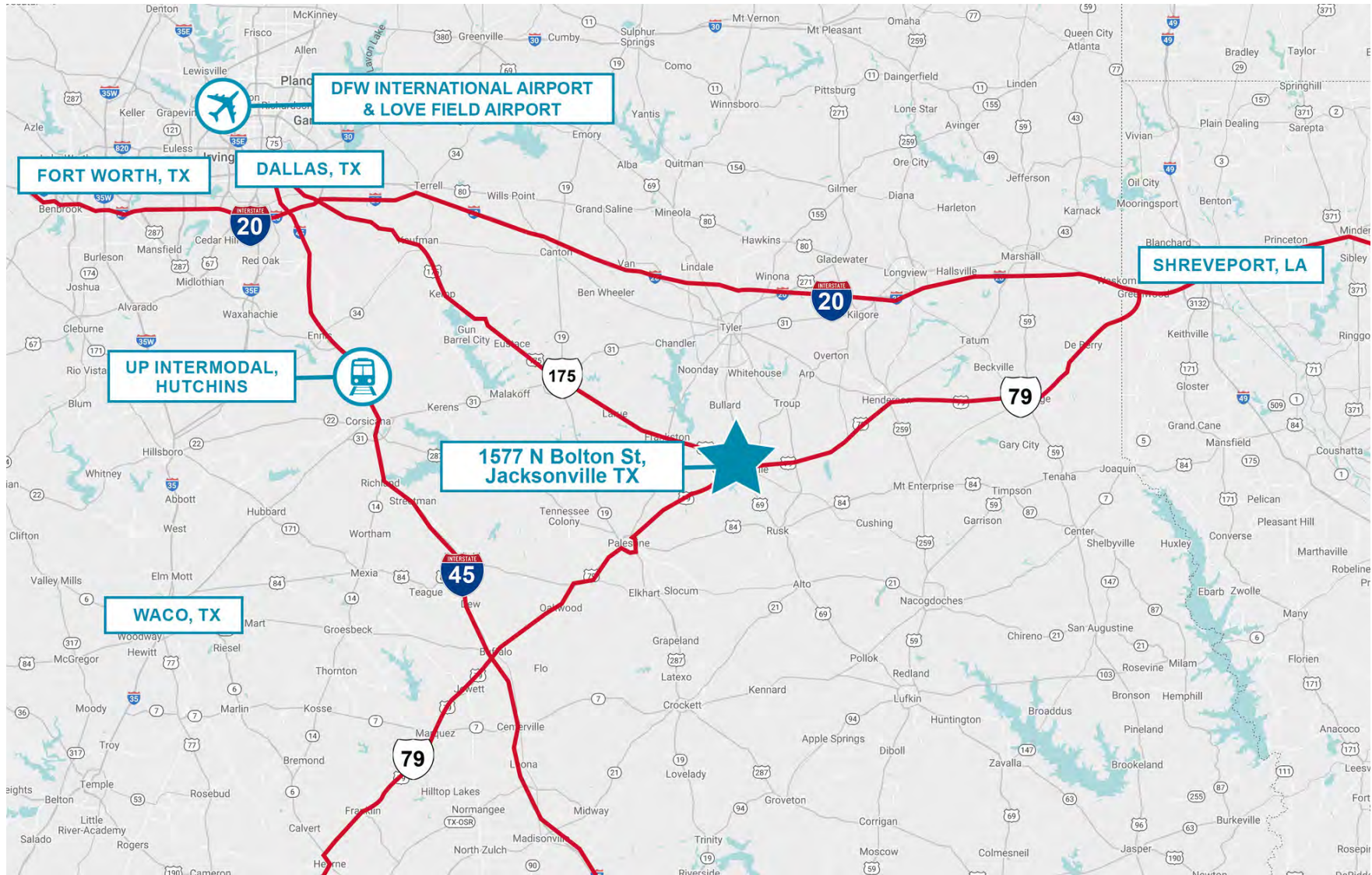
FLOOR PLANS – OFFICE



SITE PLAN



AREA MAP



CONTACT



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