

FOR SALE/LEASE

Warehouse/Showroom on Spencer Highway

Property Description:

- ± 1.00 AC (± 43,560 sq ft)
- ± 11,341 sq ft warehouse/showroom
- Fully Paved Lot
- Fully fenced with security gate
- Showroom with two offices
- High visibility and traffic count
- No Zoning
- Located along truck route
- Built-in service counters
- Nine OH Doors (seven 12x12, one 12x10, one 22x12)
- Available July 2020

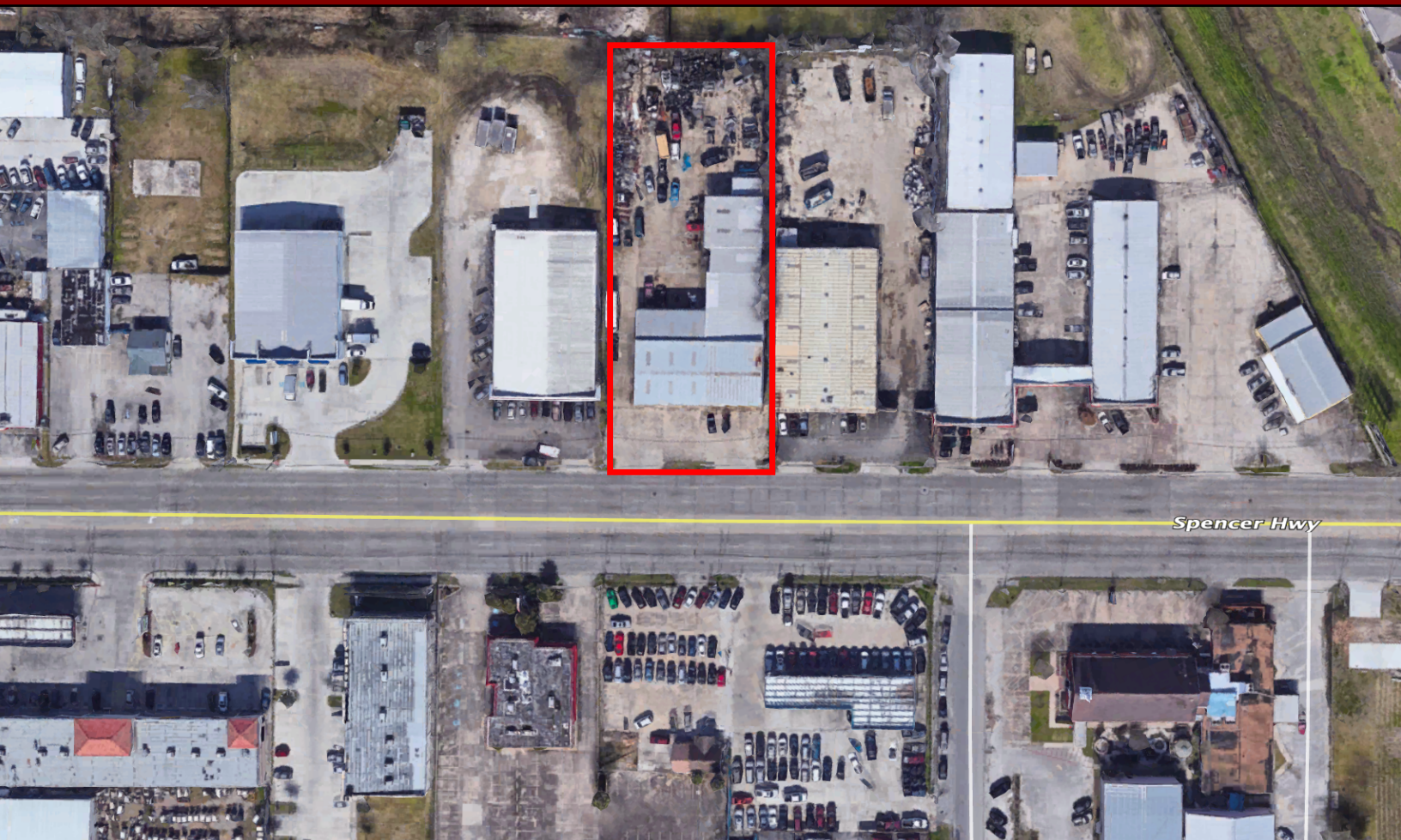
Property Location:

Under two and a half miles to Beltway 8, on Spencer Highway between Strawberry & Shaver.

Sale Price: ~~\$1,100,000~~ **\$990,000**

Lease Rate: \$0.75 psf monthly/\$9.00 psf annually or \$8,505.75 per month NNN

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