

# FOR SALE BY CHAMPIONS MANAGEMENT

GREAT USER OR INVESTOR PROPERTY ON 1.3 ACRES



## Room to Expand!

Well located warehouse situated on the west side of South Mayhill Rd. just south of Hwy. 426—Loop 288 is about 1/4 mile west and Hwy. 380 is about 1.5 miles north.

The surrounding area is developed into Commercial/Industrial facilities which are part of the Golden Triangle Park.

The property is free standing office/warehouse with approximately 16,000 square feet. There is a warehouse office area of approximately 1,000 s.f. and a second floor available for office finish-out. This building also features three grade level doors; 20 foot clear height, concrete parking, 3-Phase electrical, Class II Standpipe Sprinkler System and four restrooms. Land area is 1.3 acres with 134 feet fronting South Mayhill Road.

The tenant at this property is an RV Sales and Service Center. The lease on this property is set to expire on Jan. 5, 2015. (Rent \$52,800/yr.)

*Price Reduced - \$750,000.00*

**TO VIEW THIS PROPERTY PLEASE  
CALL CAMERON NASH - CHAMPIONS  
MANAGEMENT 214-352-5348  
CameronRNash@gmail.com / www.championsmanagement.com**

