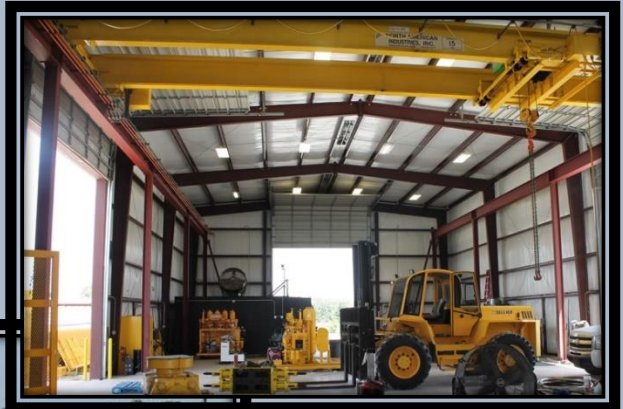


FOR SALE OR LEASE

7,500 SF Industrial Warehouse on 3.5 Acres – Robertson County, Texas

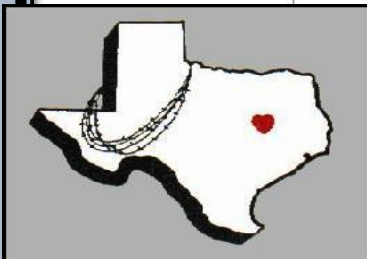
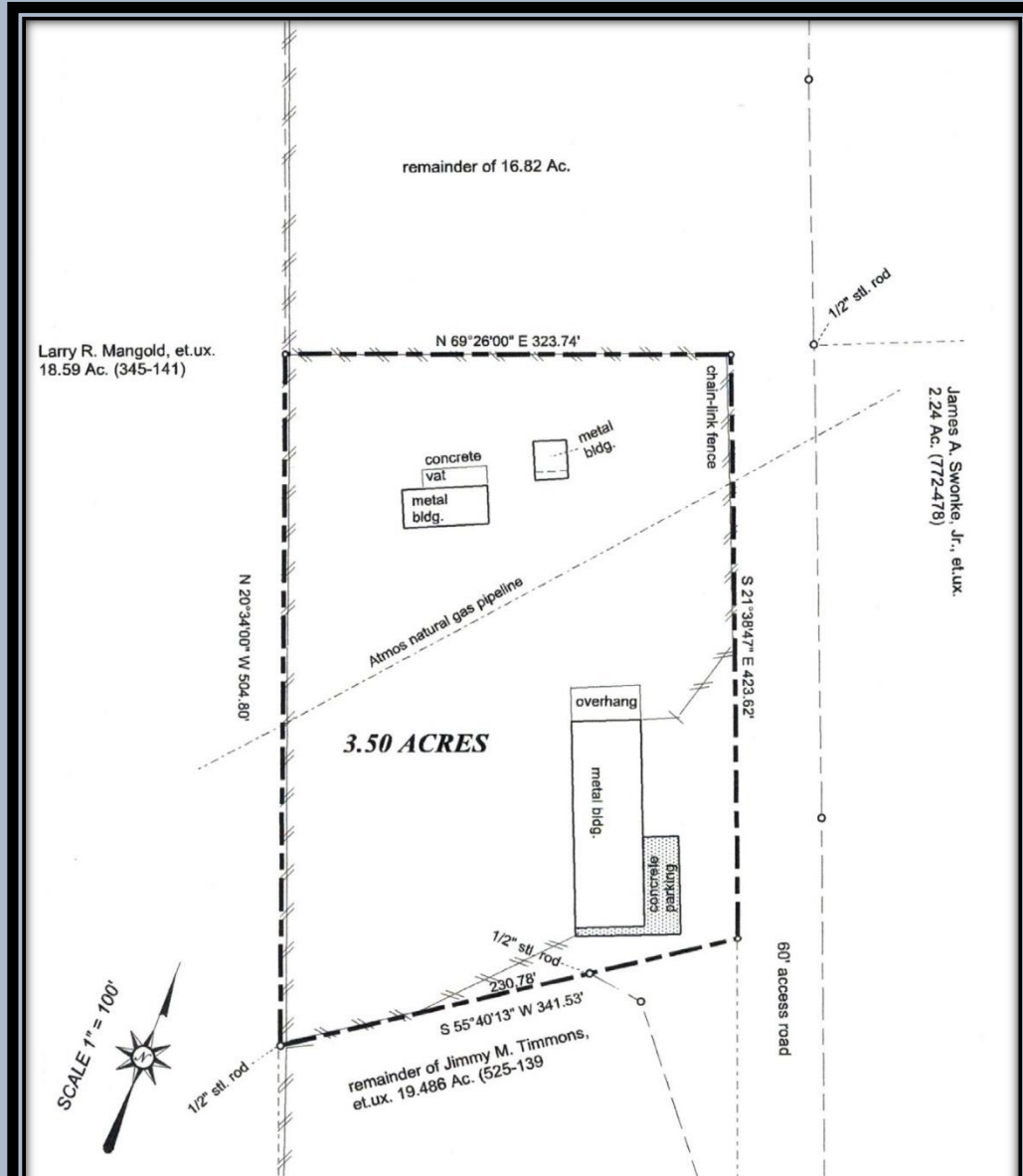


Overall Site Size: Appx. 3.5 AC
Fenced Yard Space: Appx. 3.0 AC
Overall Gross Building Space: 7,500 SF Building
1,250 SF Office Space & 6,250 SF Industrial Warehouse
Location - Hwy 79 West of Franklin - Outside Of City Limits



Property Features:

1,250 SF Office Space with Restrooms,
Break room and Reception area
IT closet and wiring
6,250 SF Industrial Warehouse
Built 2008, 15 ton Overhead Crane
26' Eave height, (3) 18'x20' Overhead Doors
3 Phase (240 Volt) Power
Bio-remedial Wash bay with 3 stage microbe
injection and evaporation pit
Fenced yard area with improved pad
site and covered overhang on building.



Cunningham Real Estate

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