

TRINITY COUNTRY REAL ESTATE

Greenlee Park Trail, Weatherford Tx
\$2,450,000



- Fantastic Investment Opportunity
- 7% Cap Rate
- 5.4 Ac in Weatherford Tx
- 13,087 SqFt Warehouse/ Office space
- Four 14x14 Roll Up Doors
- 5 yr NNN lease signed Nov 22, 2022 with 2 additional options of 36 months each. Each additional term comes with a 5% inflation bump
- Gross Rental Income \$174,000



Matt Milligan
817-694-1121
mmranches@gmail.com



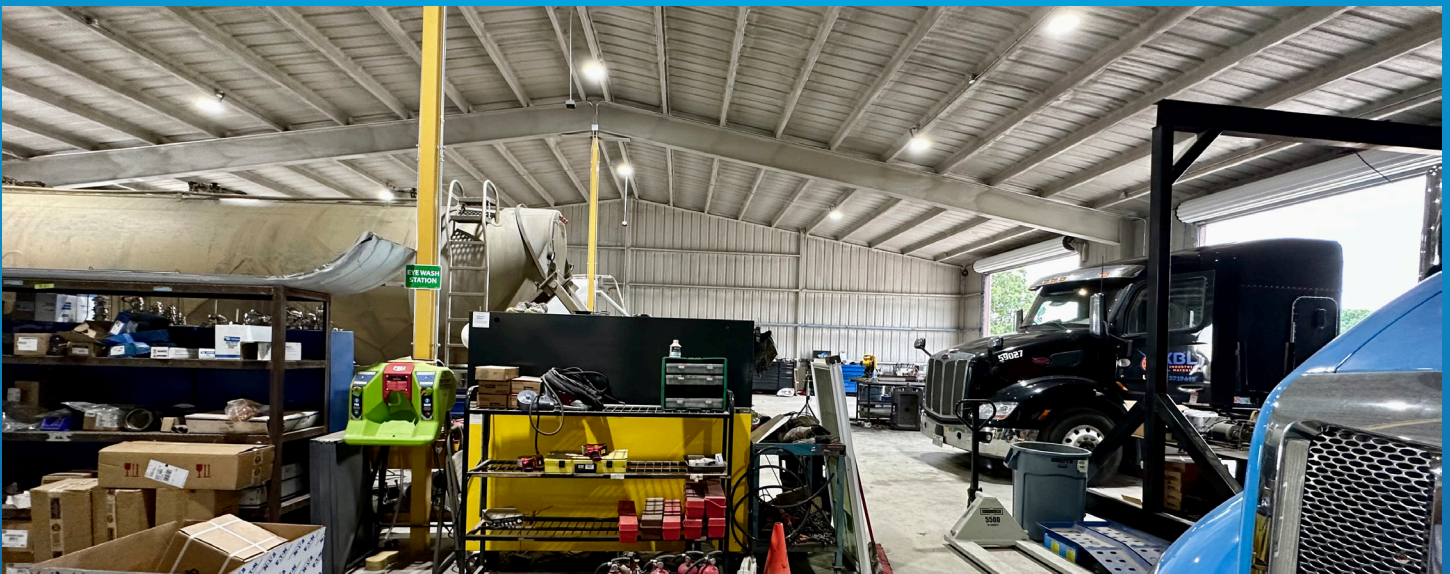
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Fantastic investment opportunity to own a new class A office-warehouse located on 5.4 acres in Weatherford, Texas. Office size is 5,905 sqft and warehouse is 7,182 sqft with 16' ceilings and five 14x14 roll up doors. A 5 year lease was signed last November 2022 along with two additional options with inflation bumps added. This is a great way to diversify your investment portfolio. Owner is in the process of adding additional sqft to the building. Construction should be completed within 3 months.


True NNN Lease

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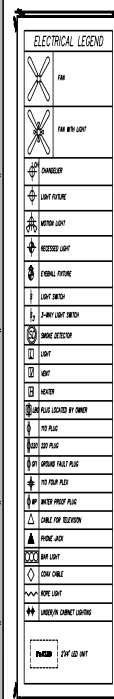
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TEL: 416-291-1000 FAX: 416-291-1001 2 or 5	2004-2005 AUG2025 2004-2005 Pompa	Carol M. Pompa Phone: 97/965-1037  Texas Custom Residential Design LLC	373 Southridge Dr. Westchester, Texas 76066
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TEXAS PROVINCIAL C.H.	3 OF 5	AUG 2023 3041611	TO/DATE 8/25/23 FROM/DATE 8/25/23 TO/DATE 8/25/23	Daniel M. Porras Phone/Cell 957-955-2037 313 S. San Antonio Dr. Waco, Texas 76798	
	Texas Custom Residential Design LLC				



—SCALE— 1/4" = 1'-0"

PLAN NO. PROVINCIAL C.H.	DATE 14	OF 5	DRAWING BY POMPA AUG2025 	Daniel M. Pompa Phone: 817-955-1037 313 Sweetwater Dr. Weatherford, Texas 76086
	Texas Custom Residential Design LLC			



DATE	7/25/2007	TO	Carrie M. Pompa Phone: 817-945-1037	FROM	373 Speerbridge Dr. Weatherford, Texas 79786
PROJECT	5 or 5	TO/FR	Pompa		
PROJECT NO.	5 or 5	TO/FR	Pompa	Texas Custom Residential Design LLC	

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