



# C&C WOOD PRODUCTS FACILITY

31 ACRES; +/- 117,000 SF FACILITY  
IN FAYETTE CO. TEXAS

4710 JEDDO RD.  
CISTERN, TX 78941  
**\$3,500,000**



## PROPERTY FEATURES

- INDUSTRIAL WAREHOUSE AND DISTRIBUTION FACILITY.
- +/- 117,000 SF OF WAREHOUSE AND OFFICE BUILDINGS.
- 31.3 ACRES.
- 12 BUILDINGS
- 65,000 GALLON WATER TANK

## HOLUB REAL ESTATE

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# BUILDING INFO



## BUILDING SF INFO

- B 1- 15,500 SF
- B 2- 7,500 SF
- B 3- 9,000 SF
- B 4- 18,040 SF
- B 5- 4,800 SF
- B 6- 16,520 SF
- B 7- 1,224 SF/OFFICE
- B 8- 1,568 SF/OFFICE
- B 9- 1,350 SF/MECHANIC SHOP
- B 10- 3,000 SF
- B 11- 19,400 SF
- B 12- 19,000 SF

## WATER/ELECTRICITY

65,000 gallon water tank  
Heavy 3-Phase Power



# BUILDING 1



## BUILDING 1

15,500 SF

Open Area 75x100 (7,500 SF)

Closed Area 80x100 (8,000 SF)

Ceiling height 22 ft.

Concrete Floors

Plumbed for propane/natural gas



## BUILDING 2



### **BUILDING 2**

7,500 SF

60x125

Ceiling Height 20 ft.

Concrete Floors

Loading Dock



## BUILDING 3



### **BUILDING 3**

9,000 SF

90x100

Ceiling Height 22 ft.



## BUILDING 4



### **BUILDING 4**

18,040 SF

82x220

Ceiling Height 18 ft.

Concrete Floors



## BUILDING 5



### **BUILDING 5**

4,800 SF

60x80

Ceiling Height 21 ft.

Concrete Floors



## BUILDING 6



### **BUILDING 6**

16,520 SF

140x118

Ceiling Height 26 ft.



## BUILDING 7



### **BUILDING 7**

1,224 SF Office/Mobile Home  
Built 2000



## BUILDING 8



### **BUILDING 8**

1,568 SF Office/Mobile Home  
Built 2005: 3 bed, 2 bath



## BUILDING 9



### **BUILDING 9**

1,350 SF  
30x45  
Ceiling Height 14 ft.  
Concrete Floors



# BUILDING 10



## BUILDING 10

3,000 SF  
50x60



# BUILDING 11



## BUILDING 11

19,400 SF

A: 70x40 (9,800 SF)

Ceiling Height 25 ft.

B: 80x80 (6,400 SF)

Ceiling Height 19 ft.

C: 40x80 (3,200 SF)

Ceiling Height 15 ft.

Concrete Floors



## BUILDING 12



### **BUILDING 12**

19,000 SF

A: 75x160 (12,000 SF)

Ceiling Height 22 ft.

B: 56x125 (7,000 SF)

Ceiling Height 22 ft.

Concrete Floors

Plumbed for propane/natural gas



# C&C WOOD PRODUCTS FACILITY

31 +/- ACRES; 118,000 SF FACILITY IN  
FAYETTE CO. TEXAS

## DESCRIPTION

+/- 117,000 SF industrial warehouse/distribution facility, features 12 buildings, including multiple warehouses and 2 office buildings on 31.3 acres in Fayette County, Texas. Dock-high loading entrances, heavy power onsite, and a 65,000-gallon water storage tank. Centrally located between I-10 and State Highway 71, the property is just 4 miles west of State Highway 95; and a short hour drive to Austin, San Antonio, and 1.5 hours to Houston. The warehouses and office buildings sit on approximately 8 acres. The additional 23 acres leaves ample room for additional growth and expansion.

## Features

- 31 +/- Acres
- Vacant and ready for use.
- (2) of the buildings (B 1 and B 12) are plumbed for propane/natural gas
- (3) 500 KVA 480 Volt 3 Phase Transformers
- (1) 50 KVA 120 Volt Single Phase Transformer
- (5) 25 KVA 120 Volt Single Phase Transformers
- (1) 10 KVA 120 Volt Single Phase Transformer
- All transformers are owned by FEC.

## Interactive Map





Boundary



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