



Industrial For Sale

+/- 55,400 SF on 26.83 AC

705 S. Weatherford Street
Chico, TX 76431

Presented By:
Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com | 817-228-4247

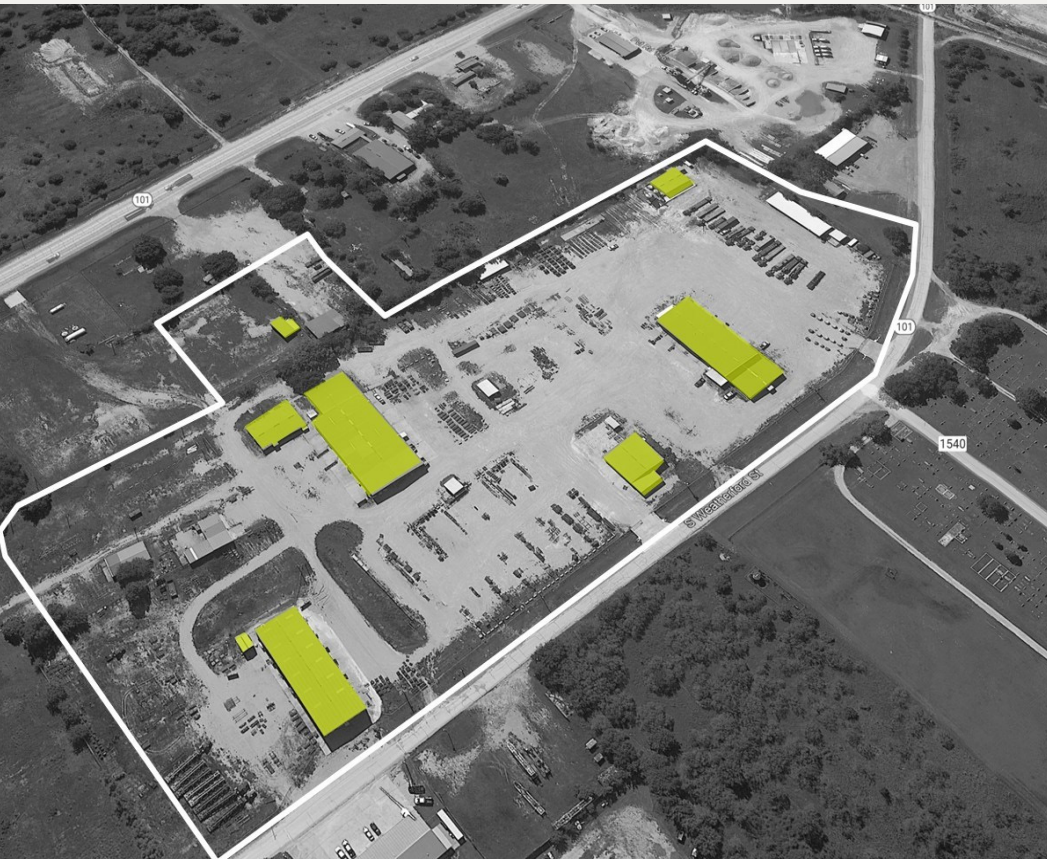


LANCARTE
COMMERCIAL

LanCarteCRE.com
2900 Wingate Street, Suite 100 | Fort Worth, TX 76107
817.409.4040

Property Summary

INVESTMENT OVERVIEW



705 S. WEATHERFORD STREET, CHICO TX

- Total Building Square Footage: +/-55,400 SF
- Land Acreage: 26.83 Acres
- Located in Chico, Just off Hwy 101 & 1810
- Fenced Outside Storage
- Seven (7) Total Buildings
- Clear Height: 14'-24'
- Crane Served



RELENTLESSLY PURSUING WHAT MATTERS.

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Building Overview

BUILDING SPECIFICATIONS

BUILDING I HIGHLIGHTS

- +/- 15,000 SF
- Locker-Room and Break-Room
- 1-10 Ton Double Girder Bridge Crane
- Compressed Air Lines
- 3 Phase Power (220 Volt)
- 8 Grade-Level Doors (14x12)
- 22'-26' Clear Height
- 101'x 74' Shop Space
- Wash Bays with 2 Grade-Level Doors
- 10 Private Offices



Building Overview

BUILDING SPECIFICATIONS

BUILDING II HIGHLIGHTS

- +/- 2,500 SF
- Sand and Water Tanks
- 2 Grade-Level Doors (10x12)
- 15' Clear Height
- Compressed Air Throughout
- One Small Office



BUILDING III HIGHLIGHTS

- +/- 5,000 SF
- Lab Station (35x15)
- 1 Grade-Level Door
- 15' Clear Height
- Compressed Air Throughout
- Warehouse (48x58)
- 4-Ton Crane



Building Overview

BUILDING SPECIFICATIONS

BUILDING IV HIGHLIGHTS

- +/- 17,500 SF
- Wash Bay with Two Grade-Level Doors (14x10)
- 6 Grade-Level Doors (14x10)
- 17'7" Clear Height
- Large Locker-Room
- Break-Room
- 9 Private Offices
- Production Room

BUILDING V HIGHLIGHTS

- +/-10,500 SF
- 5-Ton Bridge Crane
- 9 Grade-Level Doors (14x10)
- Wash Bay
- 24'8" Clear Height
- Compressed Air Throughout
- 7 Offices
- 1 Shower Upstairs



Building Overview

BUILDING SPECIFICATIONS

BUILDING VI HIGHLIGHTS

- +/- 3,700 SF
- Dispatch Office
- Large Break-Room / Locker-Room
- 1 Office
- No Warehouse



BUILDING VII HIGHLIGHTS

- +/- 1,200 SF
- 4-Ton Bridge Crane
- Caged Storage
- 2 Sliding Entrance Doors
- 14'2" Clear Height

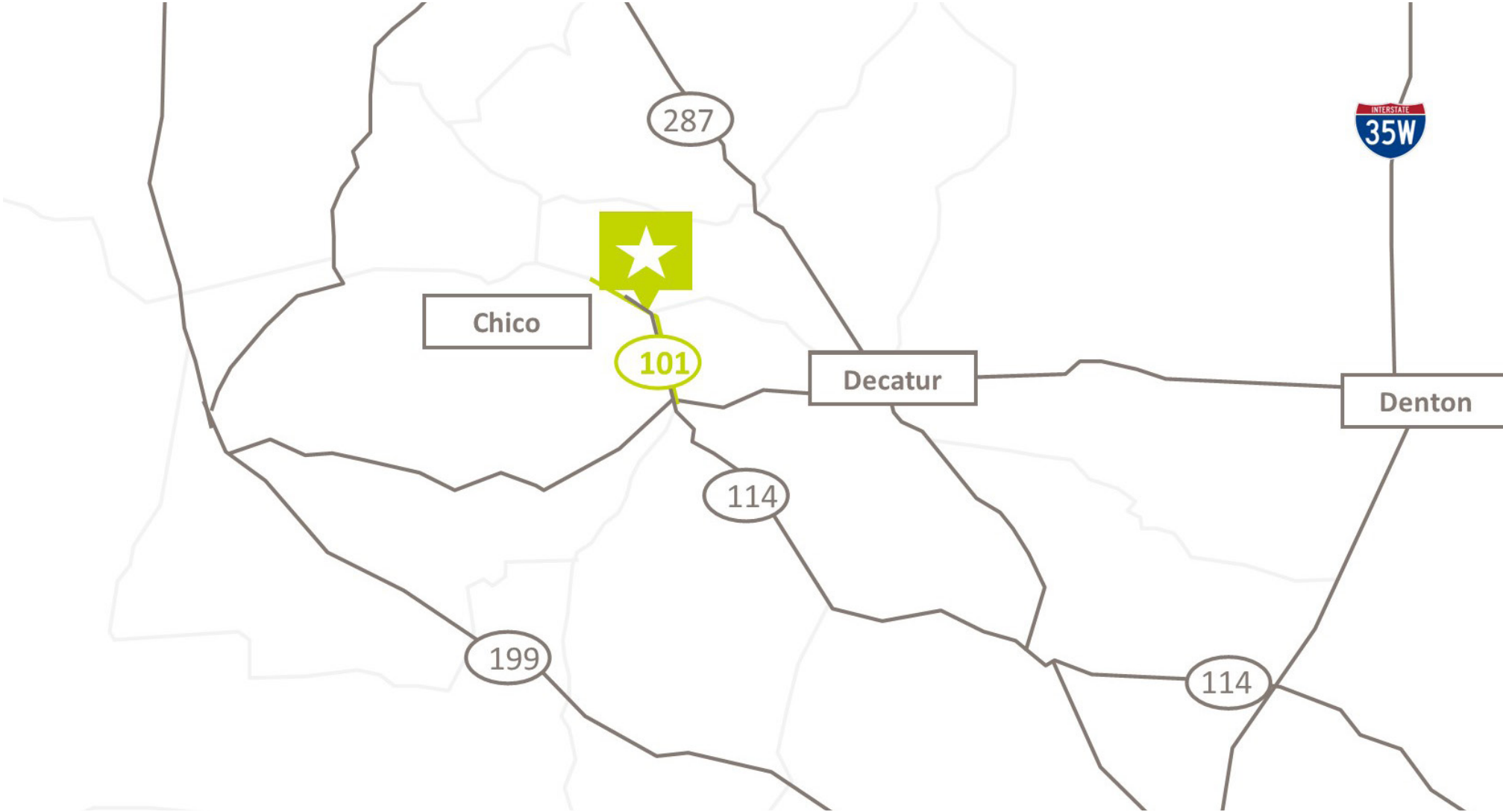


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Property Overview

LOCATION MAP



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Property Overview

AERIAL MAP



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Property Overview

PICTURES



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