

Industrial For Sale or For Lease

226 COUNTY ROAD 3341
PARADISE, TX 76073



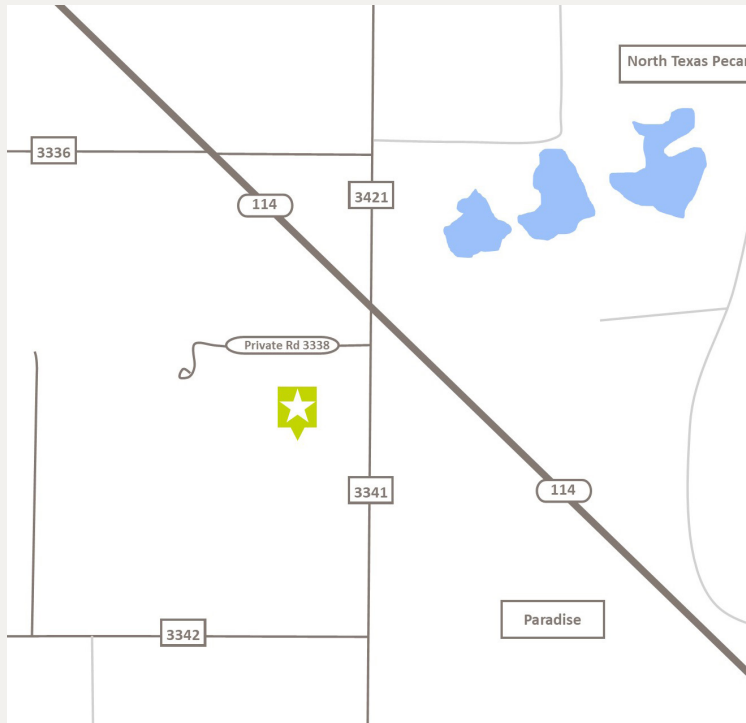
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2900 Wingate Street, Suite 100
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SALE PRICE

\$1,800,000.00

LEASE RATE & STRUCTURE

\$5.50 / SF NNN

PROPERTY FEATURES

- 24,130 Available SF
- 5.00 AC of Stabilized Yard
- 7 Offices
- 2 Break Areas
- 18' Clear Height
- 3 Phase Power; 480 Volt
(Power Distributed Throughout)
- 4 Oversized Grade-Level Doors (14'h x 12'w)
- 4 Oversized Grade-Level Doors (14'h x 20'w)
- Built in 2007
- Property is Gated
- Security Lighting Throughout

LOCATION OVERVIEW

Located in Paradise, Texas off Hwy 114. This location gives easy access to Hwy 287 and HWY 380. This property also provides a short commute to Decatur and Rome, TX.



RELENTLESSLY PURSUING WHAT MATTERS.

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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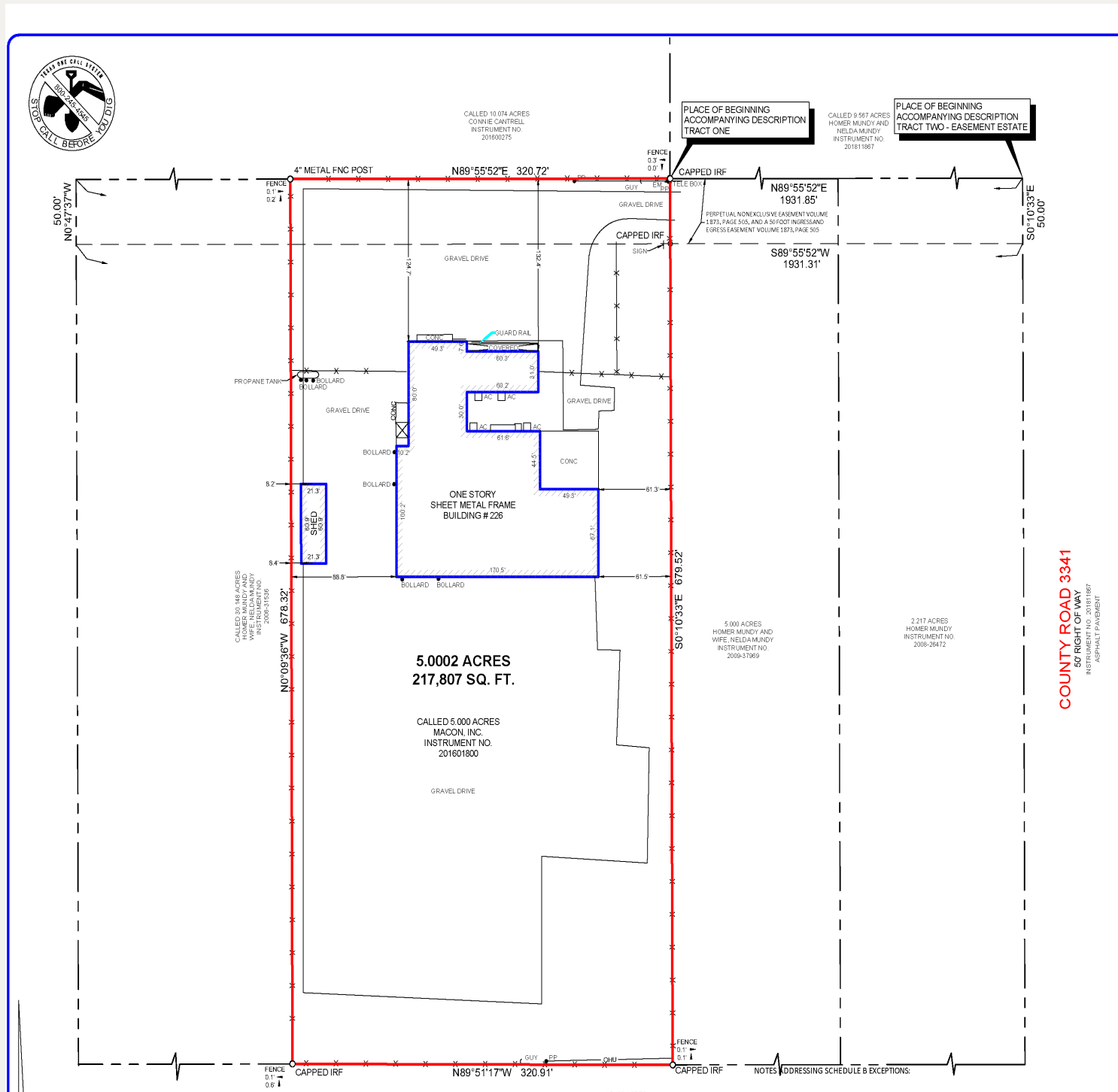


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SURVEY



COUNTY ROAD 3341
 50' RIGHT OF WAY
INSTRUMENT NO. 201811867
ASPHALT PAVED

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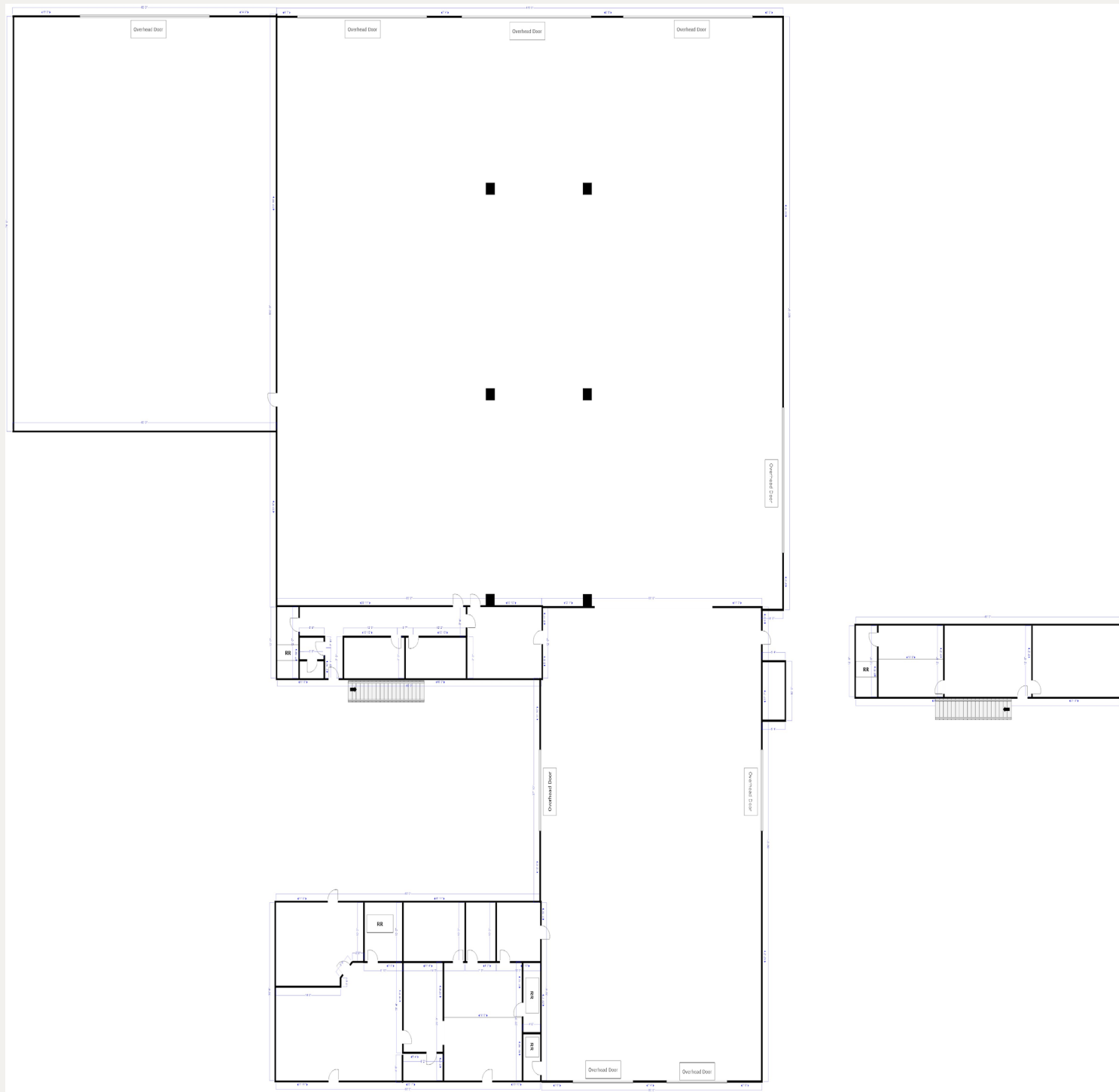


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FLOOR PLAN



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LANCARTE

COMMERCIAL

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