



- Close Proximity to I-35
- Located Outside City Limits
- 1 Acre Fenced Yard with Security Gate
- 3 Grade Level Doors (1 Drive-Thru)
- Large Attractive Office Space

MELTON RD INDUSTRIAL

# OFFICE WAREHOUSE 4,000<sup>+/-</sup> SF

1641 MELTON RD., SANGER, TEXAS 76266



**FOR LEASE**

LEASE RATE **\$6/SF**

**BUILDING SIZE - 4,000 SF**  
**SPACE AVAILABLE - 4,000 SF**  
**OFFICE AREA SF - 2,000 SF**  
**# LOADING DOCKS - 0**  
**# GRADE LEVEL DOORS - 3**  
**# DRIVE-THRU DOORS - 1**  
**YEAR BUILT - 2008**  
**LOT SIZE - 23.6 AC (1 AC Fenced)**

#### PROPERTY DESCRIPTION

Built in 2008, this 4,000 SF office warehouse has 4 nicely finished out offices and a conference room that are wired for phone and security systems and has 2 bathrooms.

The well insulated 2,000 SF warehouse has 3 grade level doors 1 of which is drive-thru. There is also a small office in the warehouse itself with HVAC. The property sits on a total of 23.6 acres with 1 acre fenced yard and security gate.

Property is located just outside city limits with close proximity to I-35

FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE/BRAD ANDRUS/CHASE TRAUGHBER**

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MELTON RD INDUSTRIAL 1641 MELTON RD., SANGER, TEXAS 76266

# PROPERTY PHOTOS

OFFICE WAREHOUSE



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