



- Close Proximity to I-35
- Located Outside City Limits
- 2 Acre Fenced Gravel Yard
- 4 Grade Level Doors (1 Drive-Thru)
- 20' Overhang Along Length of Building

2585 MELTON RD INDUSTRIAL

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

2585 MELTON RD, SANGER, TEXAS 76266



**FOR LEASE**

LEASE RATE **\$2,750/MONTH**

**BUILDING SIZE** - 4,000 SF  
**SPACE AVAILABLE** - 4,000 SF  
**OFFICE AREA SF** - 1,500 SF  
**# LOADING DOCKS** - 0  
**# GRADE LEVEL DOORS** - 4  
**# DRIVE-THRU DOORS** - 1  
**YEAR BUILT** - 2009  
**LOT SIZE** - 2 AC

#### **PROPERTY DESCRIPTION**

Built in 2009, this 4,000 SF office warehouse building has 1,500 SF of nicely finished out offices (3) with conference room, breakroom and 2 bathrooms. The 2,500 SF of warehouse space has 4 grade level doors, 1 of which is drive-thru. The property has 3 phase power, sits on a 2 AC lot with fenced, gravel yard and has a 20' overhang the length of the building.

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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# PROPERTY PHOTOS

OFFICE WAREHOUSE



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

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