



****Price Reduction****

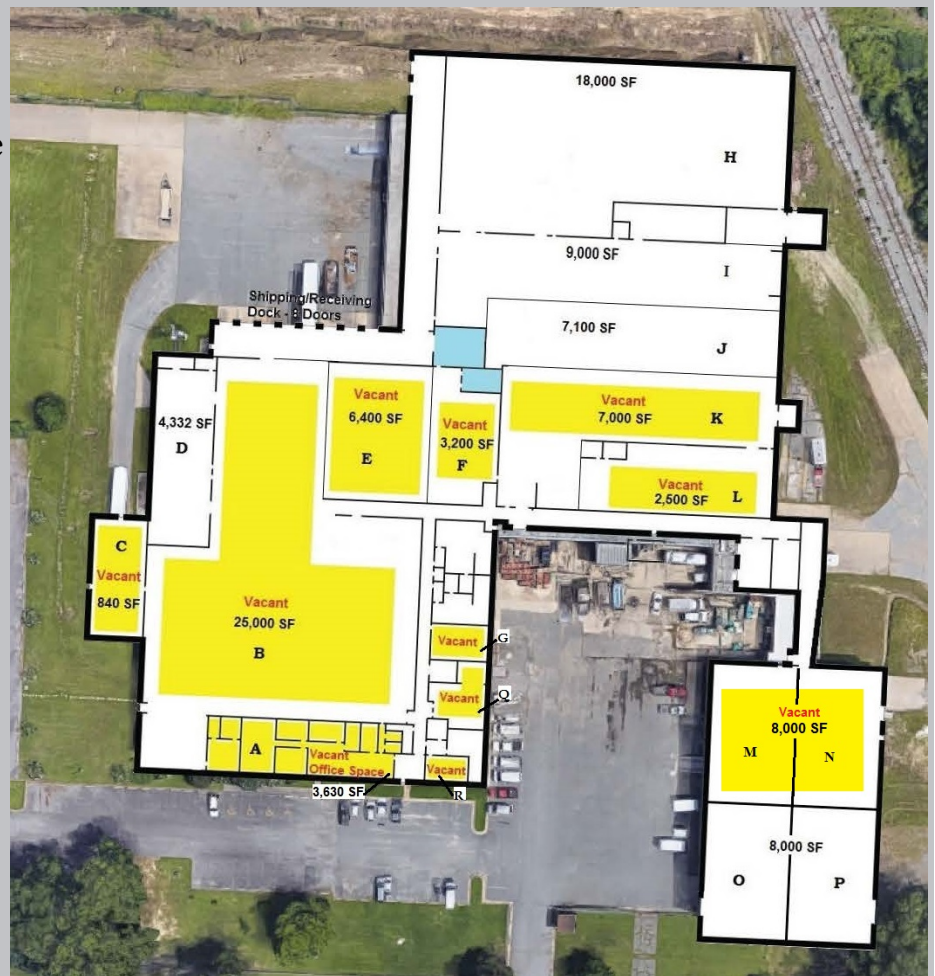
**Warehouse Space
For Sale or Lease**

125,000+/- SF Warehouse Building:

**3,630SF Office Space &
840-45,000SF Warehouse Space
Available to Lease**

Suites can be combined or subdivided

- * Office space can be opened up to create a showroom
- * Has 8 available dock high doors and 3 available roll up doors
- * Approx. 5 acres of outside, fenced storage space available



Sales Rate:

***\$950,000* (\$7.60/SF)**

Lease Rate:

As Low as \$1.50/SF MG

Multiple long term tenants, all currently in short term leases.

FOR MORE INFORMATION, CONTACT:

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From I-30 West, take the 65th St. exit and head West. Turn right onto Patterson, and property is on the corner of Patterson and Hoerner.



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AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.



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