

**FOR SALE**

**SUNRAY, TX OFFICE & WAREHOUSE**

**\$750,000**



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## SUNRAY, TX OFFICE & WAREHOUSE

### PROPERTY OVERVIEW

## Sunray, TX Office and Warehouse

**LOCATION:** Property is located on FM 119 just north of Sunray, TX. The property is not in the city limits. The back of the lot sits along the Sunray airport runway. The warehouse could serve as a hanger as it was originally used.

**PROPERTY TYPE:** Office/Warehouse, Potential Airplane Hanger

**BUILDING SIZE:**

Office: 2,400 SF

Warehouse: 6,000 SF

Total SF: 8,400 SF

**LOT SIZE:** 2.4 Acres or 105,544 SF

**PARKING:** Property has asphalt parking lot in front of the building, along the sides of building and a large area in the back of the building connecting to the airport runway.

**UTILITIES:** Central heat and air in the office, gas heaters in the warehouse, radiant heater from top of warehouse, city water and gas, 3-phase electricity runs along FM 119.

**ROOF:** Office and warehouse have a metal roof in good condition. Approximately 3 years ago, the roof above the office had a metal roof coating applied to further protect against leaks.

**OFFICE IMPROVEMENTS:**

- 1- Central Office with Large Vault
- 1- Conference Room
- 1- Full Kitchen
- 1- Restroom
- 4- Offices
- Large Lobby Area
- Vault also serves as a storage room for files.

**WAREHOUSE IMPROVEMENTS:**

- 3- 14' Overhead Doors Concrete Floor Warehouse Office with Window Overlooking
- Warehouse Bathroom
- Upstairs Storage
- Metal Shelving
- Floor Drain that Leads to Drainage Pit

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