

FOR SALE

SUNRAY, TX OFFICE & WAREHOUSE

\$700,000



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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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