



MetroCom Properties, Inc.

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## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Lewisville Light Industrial, Office Warehouse and additional Land</b>
<b>LOCATION:</b>	True NWC of N Kealy and Benjamins Way - 591 Benjamins Way, Lewisville, TX 75057
<b>ZONING:</b>	LI – Light Industrial
<b>AVAILABILITY:</b>	Immediate
<b>SIZE:</b>	Office Warehouse 8,000 SF      Land 1.56 acres The property consists of two platted lots that the building is on as well as two vacant platted lots. The Seller will divide.
<b>SALES PRICE:</b>	\$1,395,000.
<b>TERMS:</b>	Cash or Seller may consider financing with substantial down
<b>UTILITIES:</b>	All available to the site (Verizon FIOS and Spectrum Cable)
<b>POWER:</b>	480 volt AC 800 Amp
<b>PARKING:</b>	23 Designated Parking Spaces plus adjacent land
<b>TAXES:</b>	Tax Parcel ID#s: 122073, 122075, 122077, 122079
<b>YEAR BUILT:</b>	1997 remodeled 2018
<b>COMMENTS:</b>	Very rare 8,000 sf office warehouse on 1.56 acres with 4 offices, conference room, break room, 2 ADA bathrooms, and 2 large production/clean areas. Site includes 3,600 SF of security gated outside storage and a 20' x 20' outside covered area. Also a 2400 SF mezzanine, 480 Volt AC 800 Amp, 15 tons of AC, three OHDs (2 12' x 12' and one 12' x 8' OHDs) and a 15'6" clear height, two large gas heaters in warehouse, two floor drains.
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