

1178 FM 1353 Karnes City, TX 78118



Asset Overview

Address	1178 FM 1353 & US 181 Karnes City, TX 78118
Product Type	Industrial Shop with Office Space
Utilities	Water, Heating, Sewer
Total Square Feet	9,107 SF
Construction	Metal Building with Steel Frame
Zoning	Commercial
Parking	Concrete Parking Lot with 40+ Spaces



Investment Highlights

The Property, 1178 FM 1353, is located just 50 miles southeast of the city of San Antonio. The Property's placement offers ample frontage along FM 1353 and close proximity to Highway 181.

On its 5 acres, the Property holds two structures, an office and canopy, as well as a fenced yard and a compacted limestone yard in the back. The canopy on the property offers 16-foot ceiling clearance height. The Property is an ideal site for oil and gas companies seeking space with a separate office component. Furniture and equipment is not included in the sale, but is negotiable.

5

Acres

\$995K

Sale Price

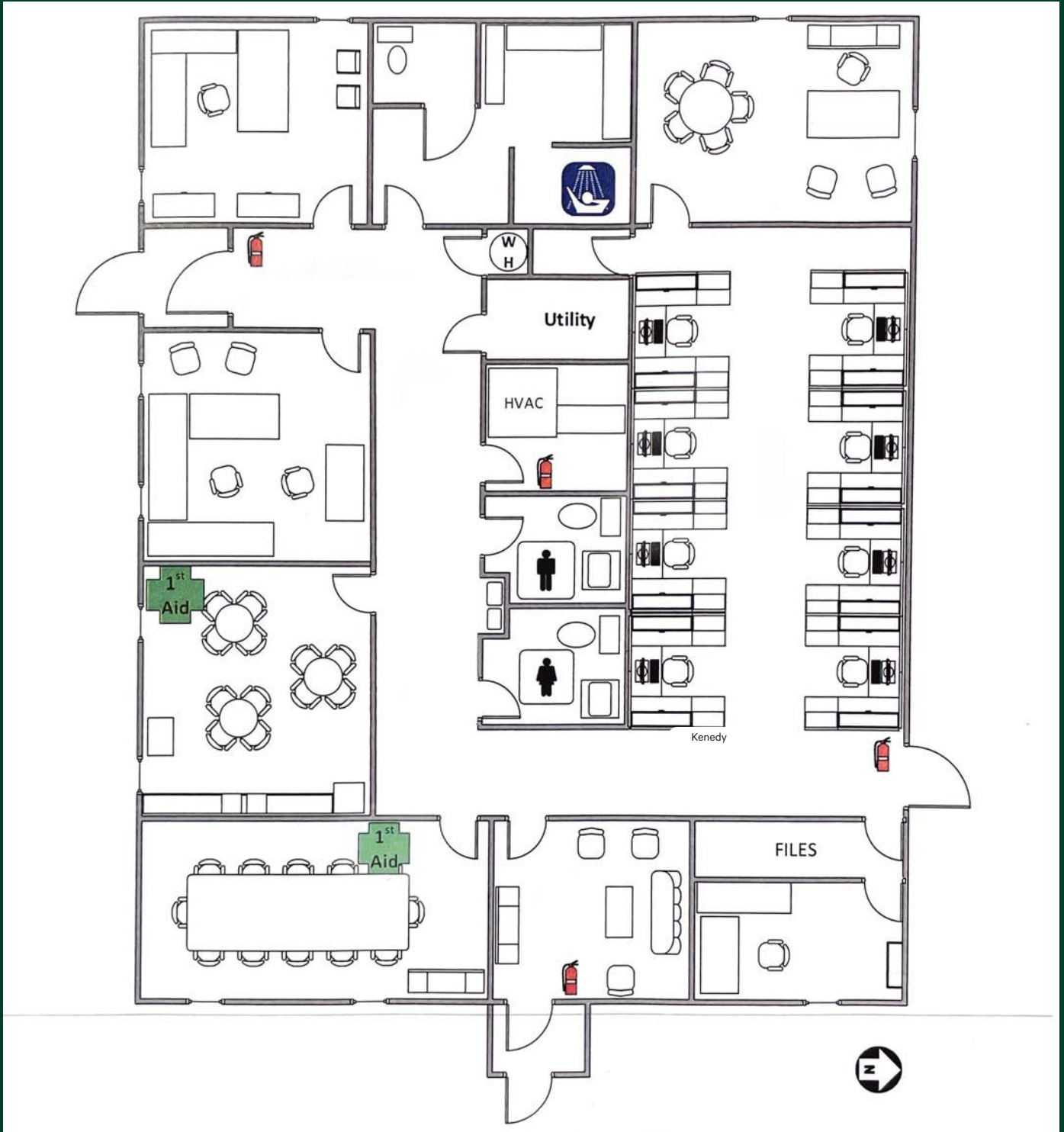
\$15/PSF NNN

Lease Rate

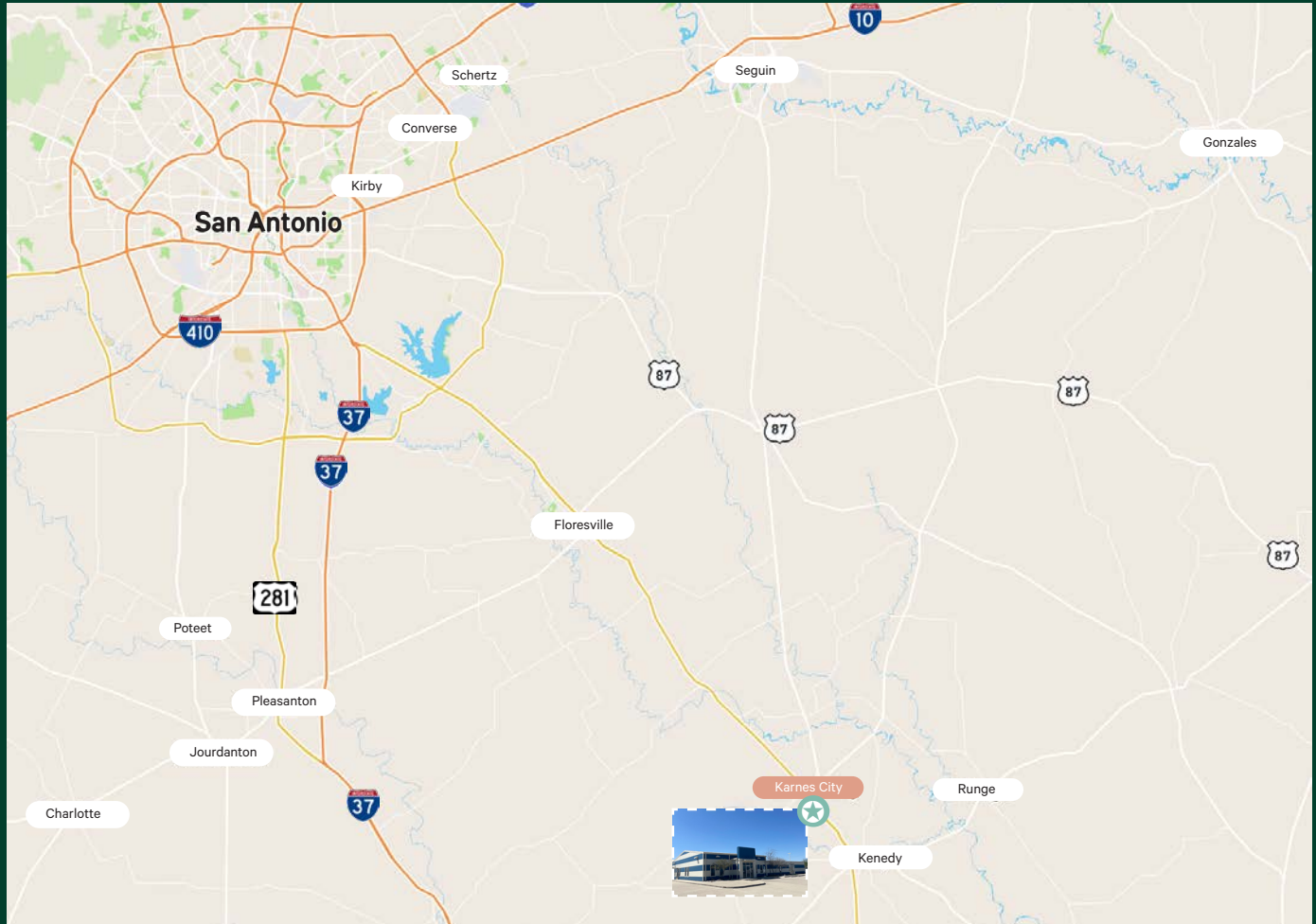


Property Details	Size
Office	3,227 SF
Canopy	5,880 SF

Floorplan



Location



Contact Us

Andrew Price
First Vice President
+1 210 225 1000
Andrew.Price@cbre.com

Daniel Wall
Associate
+1 210 253 6040
Daniel.Wall1@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.