

FOR SALE

8,058 SF · Industrial For Sale

701 Mozelle, Pharr, TX 78577



HIGHLIGHTS:

- Fenced Storage yard
- Corner lot allows for access to building from two streets
- Two 14' x 14' overhead rolling doors
- Restroom with a shower for warehouse area.



For More Information:

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www.AztecRe.com

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Description

701 Mozelle is a stand alone office warehouse facility in Pharr, TX that is a rare combination of very nicely built office space (3,264 SF on two floors) and insulated warehouse space (4,794 SF with 50' of depth from two 14' x 14' overhead roll up doors). This location offers great access out to US Highway 281 (Interstate 69) and Expressway 83 (Interstate 2), and the surrounding municipalities. The building includes a fenced storage yard and concrete parking and is located on a corner lot for access from two streets.

Located in small industrial park about 1/2 mile west of US Highway 281 & near the northeast corner of Sugar Road and Sioux Road, this facility is on a corner lot at 701 Mozelle.

Price	\$475,000
Building Size	8,058 SF
Year Built	2004
Price/SF	\$58.95
Clear Ceiling Height	18 ft.
Property Type	Industrial
No. Drive In / Grade-Level Doors	2
Property Sub-type	Office Showroom
Lot Size	0.38 AC
Property Use Type	Vacant/Owner-User
Features	Fenced Yard



The information herein was obtained from sources believed reliable. However, Aztec Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice. All areas and dimensions are approximate.



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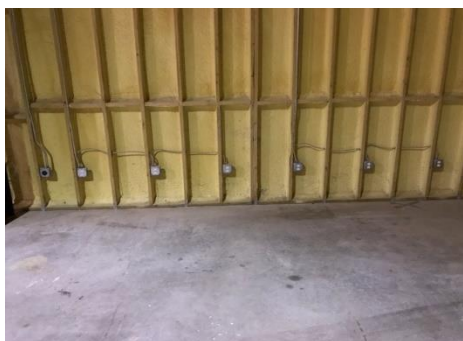


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