



BINSWANGER

4925 Greenville Avenue #1348, Dallas, TX 75206
214.972.2222 • Fax 214.730.0023 • www.binswanger.com

Available for Sale or Lease 400 Maple Street Commerce, TX 75428

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| SIZE: | Approximately 309,454 square feet as follows: Manufacturing/Warehouse: 289,454 sf Office Space: 10,000 sf |
| NO. OF BUILDINGS: | One modern single story industrial facility |
| GROUND: | Approximately 47 acres |
| DATE OF CONSTRUCTION: | 1974 and renovated in 2003 |
| CONDITION OF PROPERTY: | Excellent |
| CONSTRUCTION: | Floors: 6" reinforced concrete floors (some 7"- 12" sections) Walls: Combination of insulated metal panel, brick, and concrete tilt wall Columns: Circular steel and H-Beam Roof: Insulated metal deck, tar, and gravel (recoated in 2021) |
| COLUMN SPACING: | Combination of 27' x 50' and 29' x 50' (Warehouse) |
| CEILING HEIGHTS: | 13' 5" – 27' 5" (drop ceiling to 14'-15' in some areas) |
| LIGHTING: | Fluorescent T-8 lighting throughout the building |
| POWER: | Supplied by Oncor Electric; 7 pad mounted transformers ranging from 1500 – 3000 kva supply power to the facility; 480/277-volt 3 phase 4 wire switchgear panels throughout the manufacturing and warehouse areas (4000-amp capacity); 1 – 480-volt Onan backup generator; 26,000 amps of power |
| WATER: | Supplied by the City of Commerce; 6" in main; 4" line |
| SEWER: | Supplied by the City of Commerce; 4" line |
| GAS: | Supplied by Atmos; 4" main |

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| HVAC: | Facility was 100% air conditioned via 6 chillers (2 are operable) that range in size from 200-500 (Make – York & Dunham Bush) |
| FIBER OPTICS: | Supplied by CenturyLink |
| FIRE PROTECTION: | 100% Wet system; some portions of the dock are dry |
| OFFICE: | 10,000 sf of two-story modern air-conditioned office space featuring fluorescent lighting, various private offices, and conference room; break room with vending area (offices are in shell condition) |
| RESTROOMS: | Men’s and Women’s restrooms are located throughout the office and manufacturing/warehouse areas |
| CRANES: | 13 – 1-5-ton Anchor cranes are located throughout the facility |
| COMPRESSED AIR: | Compressed air is throughout the facility via 4 compressors; 1-100 hp AC; 1- 250 hp Sullair; and 3 – 100 hp Ingersoll Rand units. There are also 3 Zeks air dryers. (These compressors have not been recycled or serviced in two (2) years, may need service and maintenance) |
| BOILERS: | 2 gas fired North American Boilers (built in 1974) for facility heating |
| TRUCK LOADING: | 8 dock high and 3 drive-in doors as follows: North side: 3- 8’x9’ dock high doors equipped with seals and levelers; 1-10’x12’ grade level rollup door; South side: 5-12’x16’ drive in covered dock doors (53’ trailer could be accommodated inside); 1-10’x12’ grade level door; West side: 1-12’x16’grade level covered drive-in dock door; |
| CAR PARKING: | Paved and lighted parking for 400 cars |
| RAIL: | There is an active rail spur (refurbished in 2022) supplied by the Freedom Rail Group (Northeast Texas Connector – NETC) and located (adjacent to Northeast corner of the building), capable of holding 15 cars |
| FORMER USE: | Manufactured medical syringes / medical test kits (plastic injection molding) |
| MISCELLANEOUS: | 8 silos for plastic pellet storage; Central security station equipped with monitors – various interior/exterior cameras; |

SimplexGrinnell provides 24-hour security and system is linked to police and fire department;
Facility is located within an Opportunity Zone and a Foreign Trade Zone;
Texas A&M University – Commerce located within ¼ mile;
Paris Junior College with three facilities located within 16, 25 and 35 miles (job training);
AEC Chilled water system

MAJOR COMPANIES IN AREA: Hydro Aluminum Metals, U.S.A.; Mohawk Industries; Gramazini Stone; Zurn Pex; Ben E. Keith Distributors; Legacy Housing; Bunker Industries

ZONING: Industrial

LOCATION: Facility is ideally located 10 miles North of Interstate 30 and US Hwy 380; minutes from TX-24 and TX-178; 66 miles from Dallas; approximately 80 miles from DFW International Airport; 15 miles from Sulphur Springs airport and 1.5 miles from Commerce Municipal Airport

2022 TAXES: Approximately \$152,342 (approximately \$.49/sf)

INSURANCE: