

**55,085 SF**

**FULLY INSULATED  
WAREHOUSE IN NE SA**

35

410



**FULLY INSULATED  
WAREHOUSE FACILITY**

**2,797 SF OFFICE**

**16 DOCKS**

**± 3.21 ACRE LOT**

Ball St.

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**16 DOCKS**



**FULLY  
SPRINKLERED**



**1 GRADE  
LEVEL DOOR**



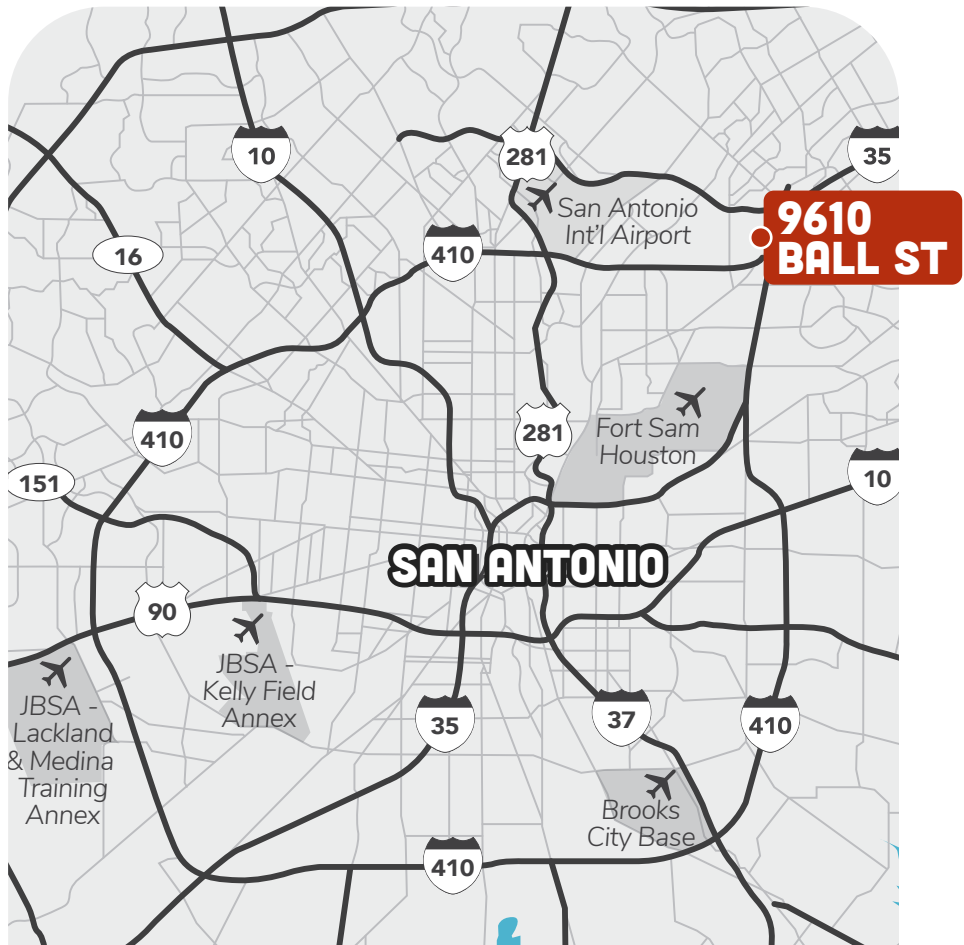
**24'  
CLEAR**



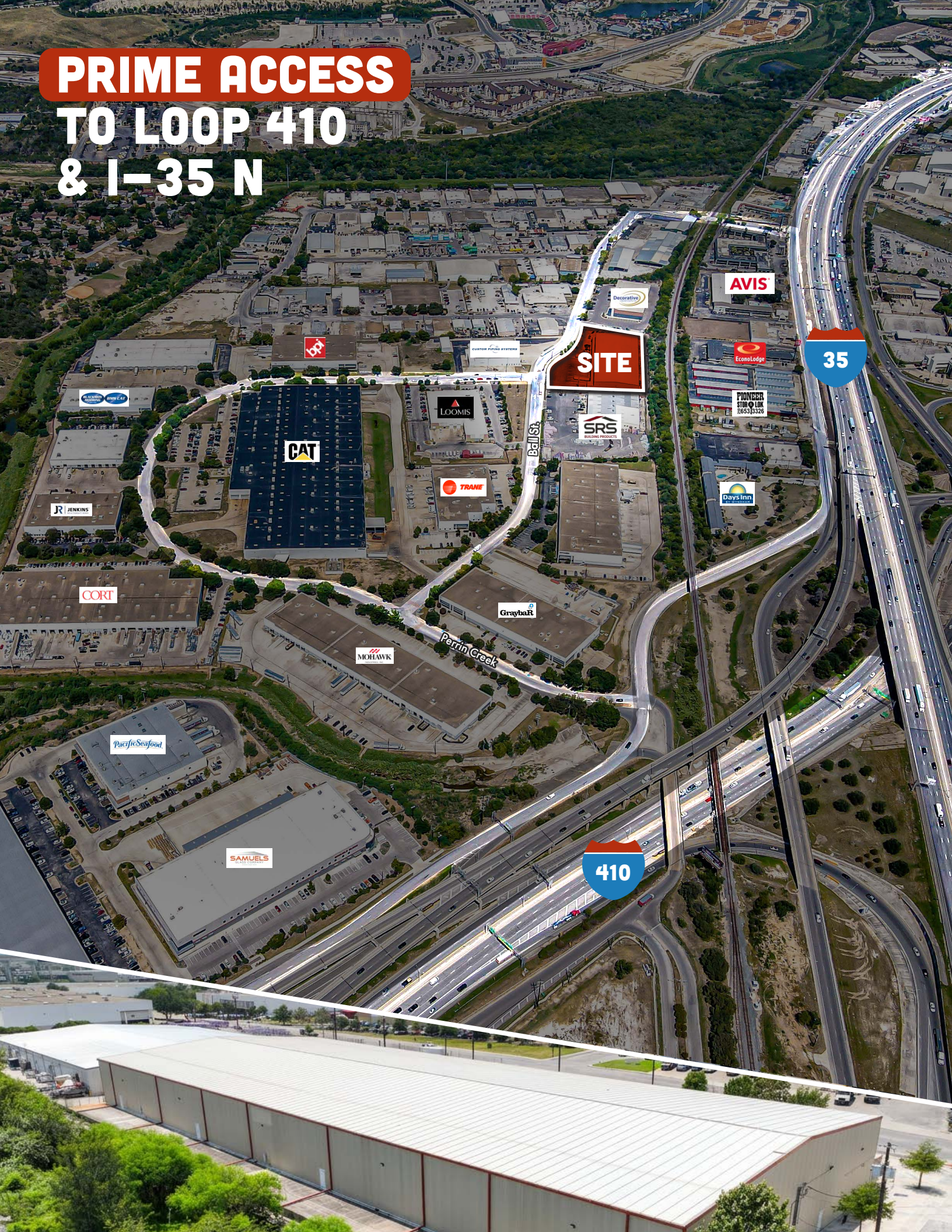
**I-1  
ZONING**



**POWER:  
3 PHASE /  
800 AMPS**



# PRIME ACCESS TO LOOP 410 & I-35 N





## DRIVE TIMES



**2 MIN**



**2 MIN**

**WURZBACH  
PARKWAY**

**6 MIN**



**8 MIN**



**12 MIN**



**14 MIN**



## CALL BROKER FOR LEASE RATE

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