



KUYRKENDALL
& COMPANY

17325 BELL NORTH

INDUSTRIAL PROPERTY
FOR LEASE

KUYRKENDALL & COMPANY

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17325 BELL NORTH DR, SCHERTZ, TX 78154



OFFERING SUMMARY

Available SF:	7,729 SF
Lease Rate:	\$9.63 SF/yr (NNN)
Lot Size:	0.75 Acres
Year Built:	2003
Building Size:	7,729
Renovated:	2018
Zoning:	M1
Market:	IH-35 CORRIDOR
Submarket:	TRI COUNTY BUSINESS PARK

PROPERTY OVERVIEW

FRESHLY RENOVATED 7,729 SF INDUSTRIAL OFFICE/WAREHOUSE FOR LEASE IN THE BUSY TRI-COUNTY AREA. THE BUILDING SITS ON 0.75 ACRES AND THE LOT IS FULLY PAVED. BUILDING IS MADE UP OF 3,018 SF OF OFFICE AND 4,711 SF OF WAREHOUSE. OFFICE SPACE IS MADE UP OF 8 OFFICES AND ONE EXECUTIVE OFFICE ALONG WITH A LARGE CONFERENCE/WORK ROOM. THE OFFICE SPACE IS MADE UP OF HIGH END FINISH OUT. THE WAREHOUSE HAS TWO 12x12 OVERHEAD DOORS WITH ONE IN THE FRONT AND ONE IN THE REAR ALLOWING DRIVE THROUGH ACCESS. WAREHOUSE ALSO HAS HIGH BAY WINDOWS ALLOWING LOTS OF NATURAL LIGHT. PROPERTY IS FENCED AND IS READY FOR MOVE IN.

LOCATION OVERVIEW

LOCATED JUST WEST OF IH-35 OFF FM 3009. GREAT ACCESS TO IH-35 AND THE IH-35 CORRIDOR

PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION IN THE IH-35 CORRIDOR
- FRESH RENOVATION WITH HIGH END FINISH OUT
- LARGE HVAC CONFERENCE/WORKROOM AREA
- TWO 12x12 OVERHEAD DOORS

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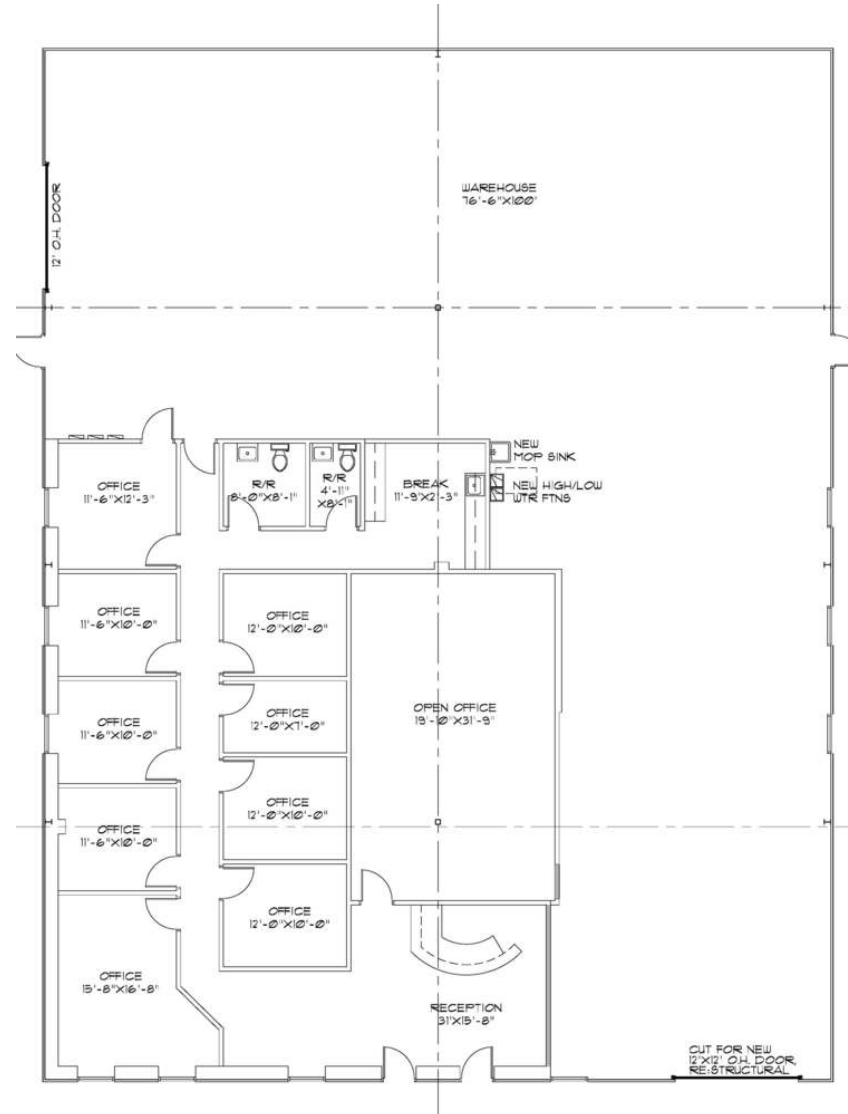
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