

# *Industrial Warehouse Facility*

140 Broiles Drive

Jacksonville, TX



## **Building Features**

- **Approx. 7,360 sf industrial building**
- **Steel frame construction**
- **Approx. 2,200 sf office area**
- **6 grade level OH doors**
- **Fenced yard area**
- **Open maintenance shed area**
- **Facility can accommodate warehouse, distribution or light manufacturing use**

*Exclusively Offered By:*

**Don E. Carroll,**

**Principal**

**903.561.9527**

**903.561.8325 - Fax**

**don@landbridgecommercial.com**

**[www.landbridgecommercial.com](http://www.landbridgecommercial.com)**

# **For Sale** **\$395,000**

**LANDBRIDGE COMMERCIAL PROPERTIES**

*Specializing in Commercial & Investment Real Estate*

The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.

# *Industrial Warehouse Facility*

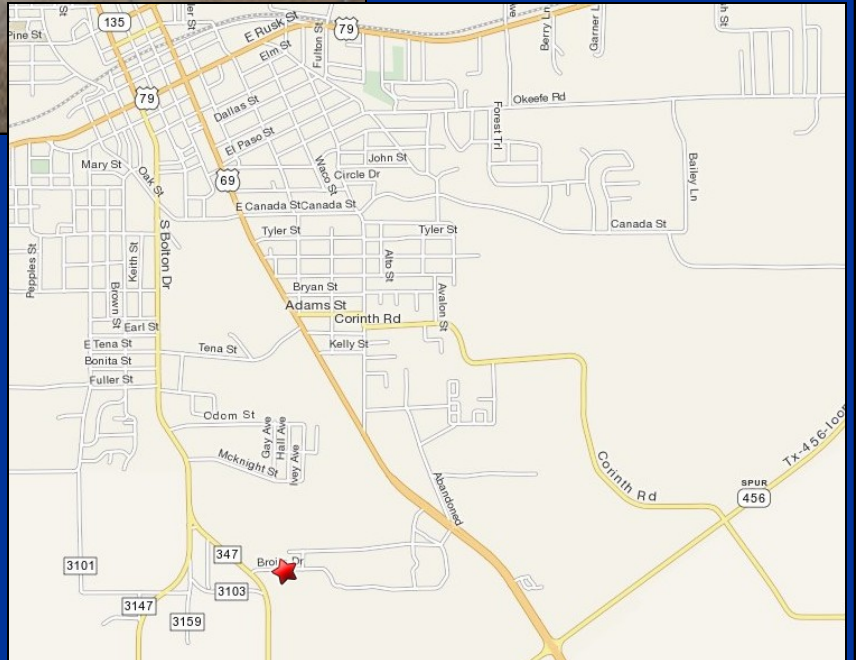
## Location Features

- Located in Norman Industrial Park
- Jacksonville's newest industrial park
- Convenient easy access to Loop 456, US Hwy. 69 & US Hwy. 79



## Site Features

- Facility sits on approx. 5.001 acres
- Open asphalt truck court
- Road frontage



*Exclusively Offered By:*

**Don E. Carroll,**

**Principal**

**903.561.9527**

**903.561.8325 - Fax**

**don@landbridgecommercial.com**

# **For Sale**

# **\$395,000**

[www.landbridgecommercial.com](http://www.landbridgecommercial.com)

**LANDBRIDGE COMMERCIAL PROPERTIES**

*Specializing in Commercial & Investment Real Estate*

The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.