



Industrial Warehouses
Jacksonville, TX

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Pinnacle Real Estate, LLC
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Industrial Warehouses

Location: 303 Tena Street
Jacksonville, TX, 75766

Description: Large, industrial size warehouses perfect for distribution, storage, or other various manufacturing businesses. This property has 350,000 +/- sq ft under roof, with over 230,000 sq ft (apprx.) fully enclosed. There are also loading docks for vans or trailers to access for rear-end loading. The concrete slabs under the sheds are 5" in thickness, specially designed for heavy loads. There is also large sheds to park trailer loads underneath to protect them from weathering, also enabling easy accessibility for trucks to hook up. The property is a great fit for a large operation looking to avoid all the present day specifications and building cost of new construction. These warehouses do have tenants that can be conveyed in the sale or the leases can be terminated.

Price: \$3,500,000

Listing Broker: Pinnacle Real Estate, LLC
Christopher Boone, Broker
606 Rayford Rd.
Spring, TX 77386
281-435-6437
Christopher.w.boone@gmail.com

****Note** Broker is related to Seller**

Property Inspection:

All appointments to inspect the property must be scheduled by Pinnacle Real Estate, LLC.

Note: The information in this brochure is from sources deemed reliable, but no warranty or representation is made t the accuracy be the Seller or his Agent. The Seller and his Agent



T. QUEVADA

CHEROKEE COUNTY, TEXAS

SURVEY

ABSTRACT No. 44

COUNTY BLOCK 1

SCALE - 1" = 400 FEET

SCHOOL DISTRICT J-46

AERIAL No. G-8

DATE 10-16-85 REVISED

Wal-Mart
Supercenter

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