

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

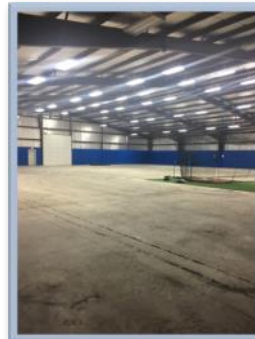
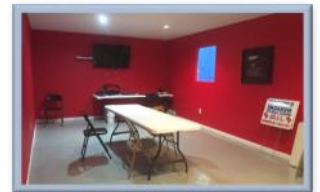
**10701 UH 60,
Canyon, TX**

WAREHOUSE



BUILDING SIZE: 18,000 sf Warehouse
YEAR BUILT: 2014
LOT SIZE: 2.5 acres (up to 10 acres available)
TAXES: \$7,438.36 / year
ASKING PRICE: \$810,000 (\$45/sf)

- 1,620 sf of office/showroom/conference room space w/ 2 bathrooms. All heated and cooled
- Approximately 16,380 sf of warehouse space (artificial turf has been removed)
- Finished out sidewall with plywood boards
- 2 over head doors 14' x 14'
- 16' sidewall height 25' middle clearance
- Septic
- Gas available but not connected to the building
- Abundance of lighting in the warehouse
- Survey available



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:
Miles Bonifield
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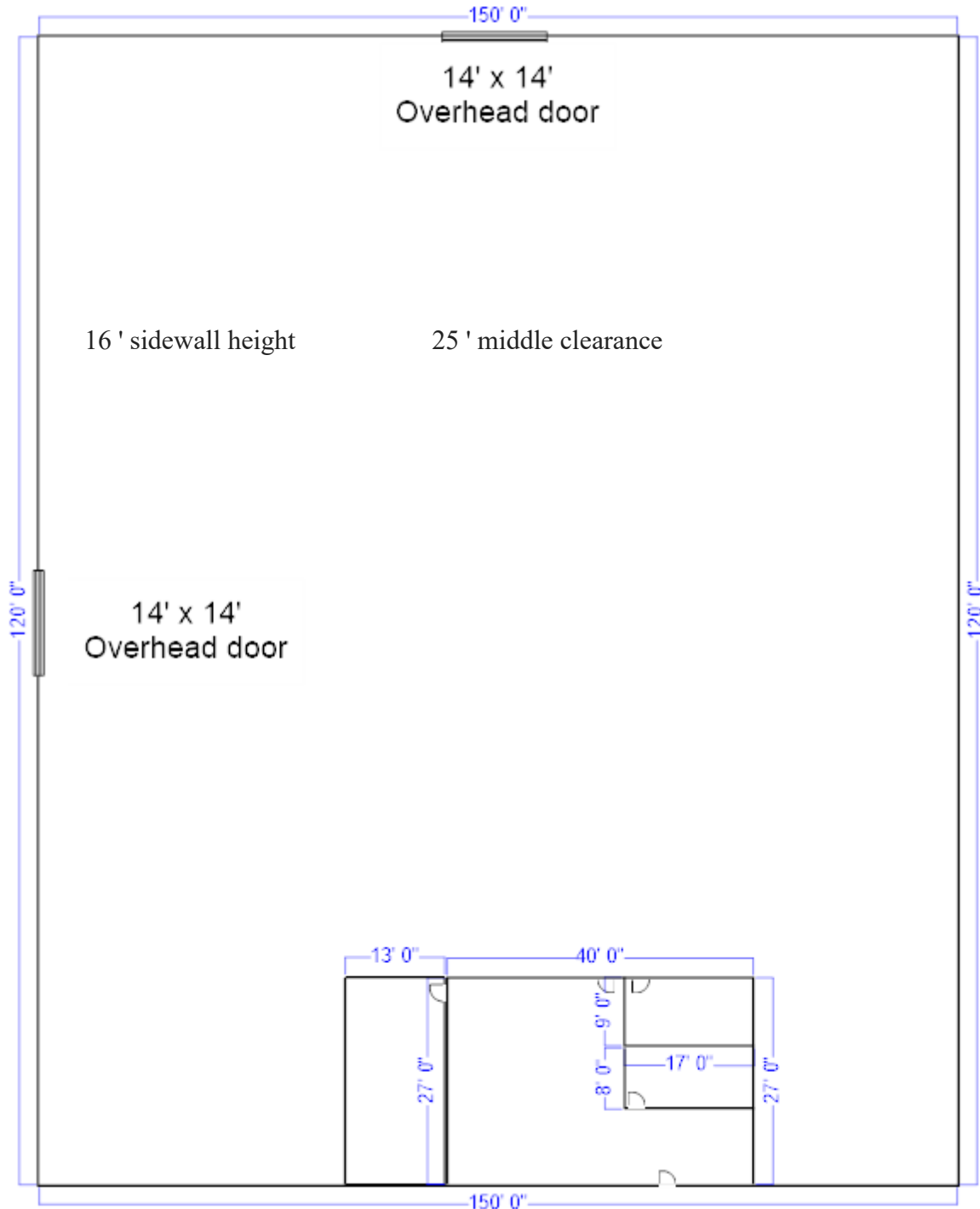


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