

3002 TEM TEX BLVD

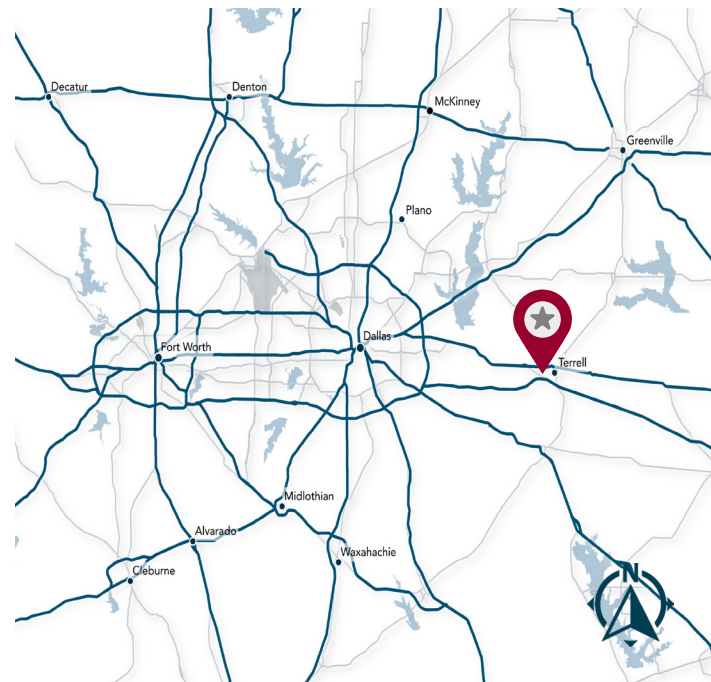
3002 Tem Tex Blvd, Terrell, TX 75160



FOR SALE or LEASE
30,522 SF ON 1.8 ACRES

PROPERTY HIGHLIGHTS

- Total Building SF:** 30,522 SF (2 buildings)
Land: 1.83 Acres
- Building One:** 6,162 SF (100% warehouse)
Clear Height: 16'-18'
Loading: 4 GL doors
Power: 3 Phase (600 Amps/480 Volts)
- Building Two:** 24,360 SF
Office SF: 3,820 SF (two-story office)
Clear Height: 20'-24'
Loading: 2 GL doors, 1 DH door
Power: 3 Phase (1,600 Amps/240 Volts)
- Comments:** Fenced Outside Storage
Easy access to major highways including I-20 & HWY 80



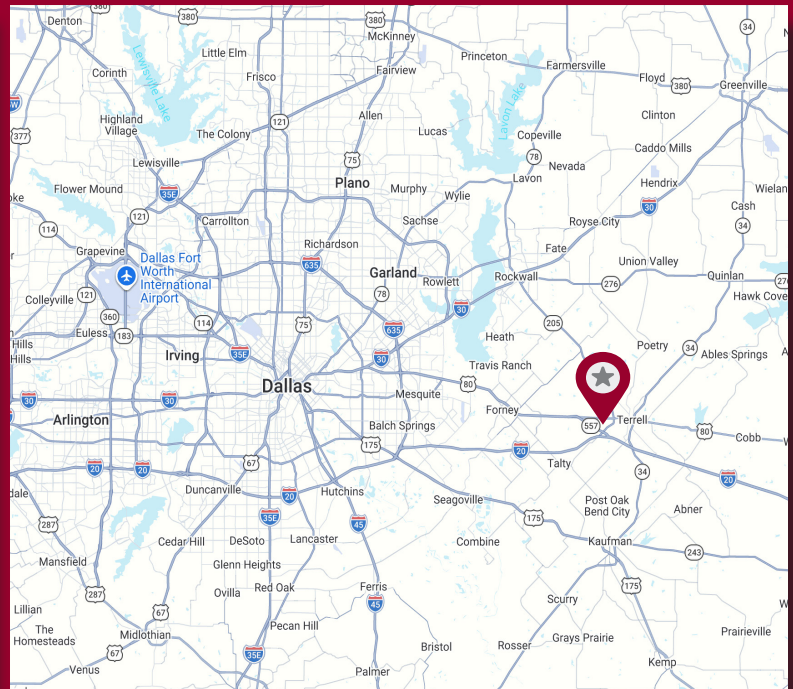
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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For More Information:

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