

FOR SALE OR LEASE

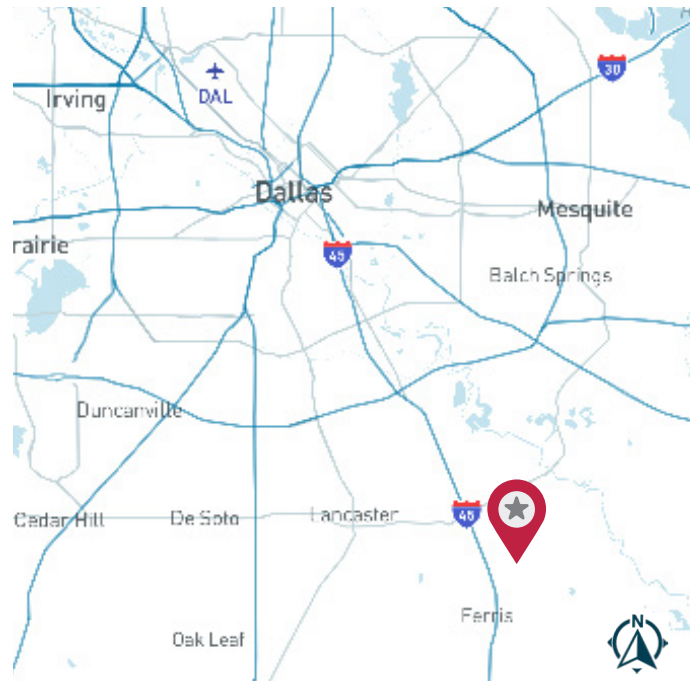
1347 Malloy Bridge Road | Ferris, Texas 75125



1347 Malloy Bridge Road
±8,100 SF ON ±6.35 ACRES

AVAILABILITY HIGHLIGHTS

Total Land Area:	±6.35 Acres Available Now
Building SF:	±8,100 SF (2 Buildings) Shop 1 - ±4,100 SF Eight (8) Drive In Doors (14'H x 12'W) Shop 2 - ±4,000 SF Four (4) Drive In Doors (14'H x 12'W)
Surface:	Gravel
Security:	Fenced / Lit
Zoning:	ETJ
Availability:	Available Now



FOR MORE INFORMATION:

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LEE & ASSOCIATES
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SITE AERIAL



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY IMAGES



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PROPERTY IMAGES



LOCATION HIGHLIGHTS

VEHICLES / DAY

I-45 | 92,755 Vehicles per day
Loop 9 | TBD Vehicles per day
I-20 | 138,942 Vehicles per day

HIGHWAY ACCESS

I-45 | 1.5 Miles
Loop 9 | 1.5 Miles
I-20 | 10 Miles

DISTANCE TO

10 Minutes | UP Intermodal
22 Minutes | Dallas CBD
43 Minutes | DFW Airport

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