

FOR SALE

Industrial Warehouse for Sale-Alamo, TX

1300 W. US Highway 83 Alamo TX 78516



HIGHLIGHTS:

- Turnkey Produce Shed for Sale-Alamo, TX
- Price: \$1,475,000
- Cold rooms hold up to 31 loads in existing racking systems
- 8 Separate Cold Rooms with one Being a Freezer Room
- All Cold Room Equipment Updated Within the Past two to six Years
- Concrete Truck Court, 11 Covered Parking Spots & Covered Rest Areas for Employees



For More Information:

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Description

A great opportunity to move into a functioning & updated facility currently inspected & graded/certified by both USDA and FDA standards. Improvements are located on 2.0 acres and include a dock-high warehouse with 14,035 SF of dry storage area, 13,139 SF of cold storage and 3,443 SF of office space, for a combined total of 30,617 SF. The building was built for efficiency & ease of operation with new all concrete truck court, covered truck dock serving five trucks at a time with four (4) loading doors, each with insulated cushions. Four doors have truck loading access and one door has forklift ramp access.

All refrigeration equipment is in good operating condition ranging in age from two to six years. The walls and ceiling are insulated, and height of warehouse reaches to 22' clear height. Storage racks are available with the coolers. The interior storage areas have well-placed steel rails to prevent forklift damage to the walls and office area. All cold storage will be cleaned and serviced by Spreen Refrigeration prior to seller's relocation.

The property includes a covered employee break/lunch area and auxiliary building with restrooms and driver areas. Also included are eleven (11) covered parking spaces for office/executive employees, a separate 21 space asphalt parking lot for warehouse employees.

| | |
|----------------|----------------------|
| For Sale | \$1,475,000 |
| Building Size | 30,617 SF |
| Property Type | Warehouse Industrial |
| Building Class | A |



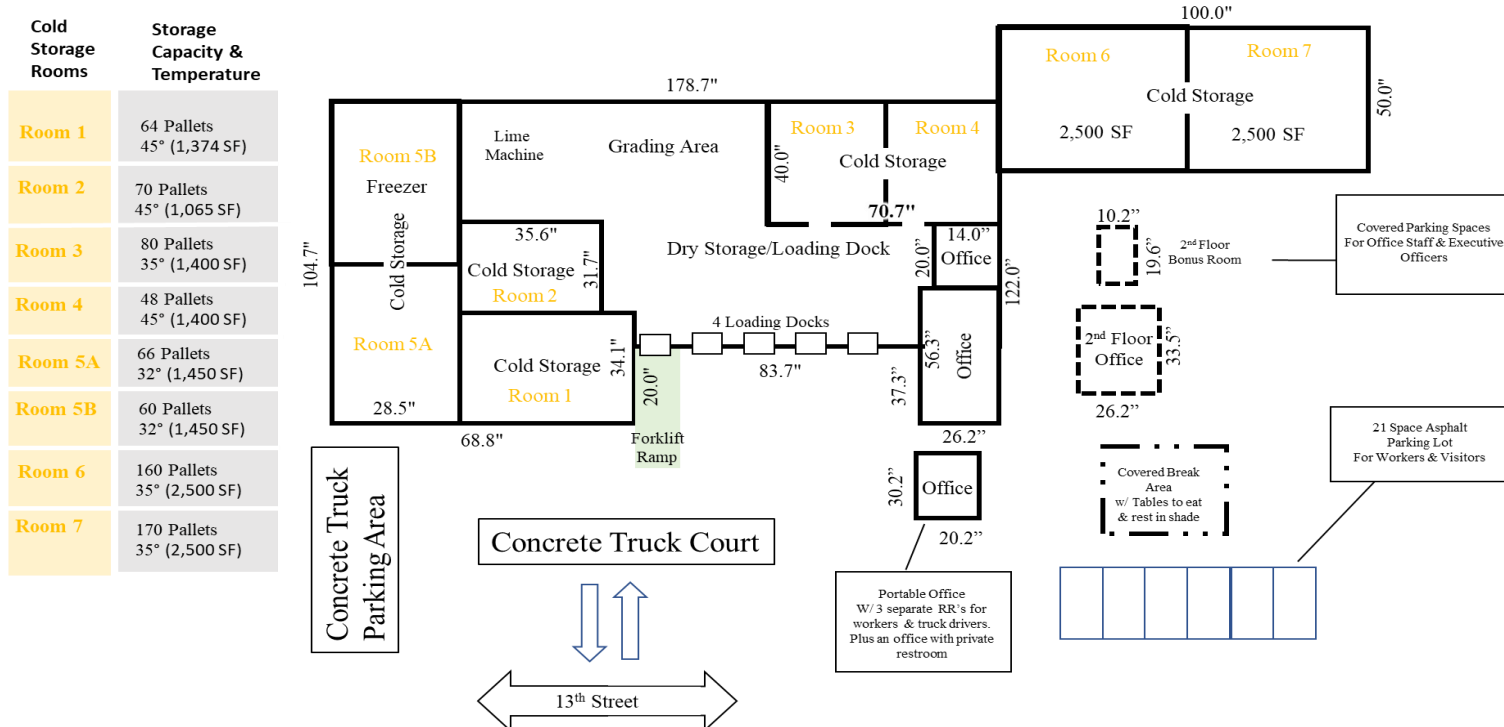
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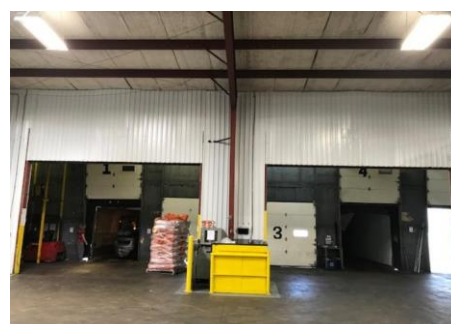
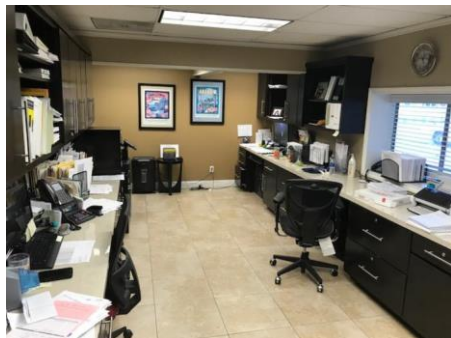
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