



**6900 N. Hwy 6,
Waco, Texas 76712**

FOR SALE INDUSTRIAL SPACE

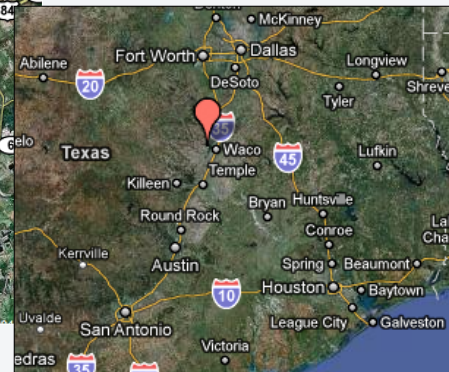
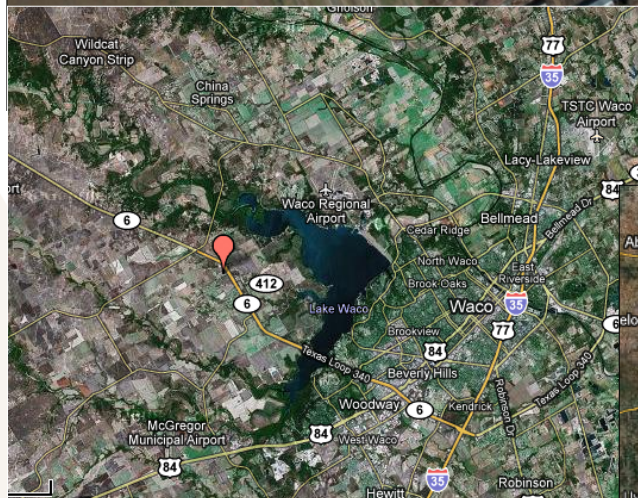
- 31,000+ SF Improvements
- 30+ Acres
- 6,000'+ of Office\Manufacturing
- 25,000' of Manufacturing Warehouse\Distribution
- Clear Span Warehouse with 18' Side Walls
- 1.18 acres of paved parking
- Fenced yard
- 2 Pit Dock Doors, Numerous Overhead doors
- 16,000 SF+/- of Manufacturing & Distribution are climate controlled
- Metal construction on slab
- Approximately 5,000 SF leased out to a 3rd party.
- Current available space is approximately 26,000 SF

SALES PRICE: ~~\$950,000~~

\$895,000

FOR LEASE: \$0.35 PSF

Industrial Manufacturing\Distribution facility with ample room to expand on over 30 acres located within 5 minutes of the City Limits of Waco. Located directly on Hwy 6 off of Loop 340. Easy access with on/off ramp and bridge with immediate return access. Property is located within 10 minutes of IH 35 and within two hours of Austin or Dallas / Fort Worth. Metal Construction on Slab with over 1 acre of paved parking. Manufacturing area is air conditioned. Warehouse is heated with some air conditioning. Several offices scattered throughout facility to oversee operations.



For Detailed Information Contact:

Brad Harrell, CCIM

Senior Director

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The information contained herein was obtained from sources believed reliable; however KW Commercial McClure Partners make no guarantees, warranties, or representations as to the completeness or accurateness thereof. The information submitted is subject to errors, omissions, changes of price or conditions; prior to sale or lease, or withdraw without notice. Any projections, assumptions, or estimates, are for illustrative purposes only. Recipients should conduct their own investigation.

*Local Expertise...
International Reach!*



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PHOTOS



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer

should not tell the owner's agent anything the buyer

would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

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