

**46,900 SF Building on 3+/- Ac
11250 CR 314
Terrell, TX 75161**

**For Sale
or Lease**

\$1,500,000

- 46,900 SF slab
- 9,400 SF Office including mezzanine
- 2200 Amp Svc
- 220 VAC
- 3 phase
- Reinforced Slab
- Modular Electric Work center power panels-"Bus Way"
- Dock High Doors
- 23' Clear Ht.
- US Hwy 80 frontage
- Traffic-13,900



RE/MAX Landmark
115 E. Moore Ave
Terrell, TX 75160

www.frankrobertslandteam.com



Exclusively offered by:

FRANK J. ROBERTS
REALTOR, OWNER

Office 972-524-0689

Fax: 972-551-2525

frank@landmark-real-estate.com



Information herein deemed reliable but not guaranteed.

46,900 SF Building on 3+/- Ac
11250 CR 314
Terrell, TX 75161

Frank Roberts
LAND TEAM

- Modular Power Panels for work center Electrical
- Reinforced Concrete Slab
- Ground floor offices and show rooms
- Mezzanine: executive offices, conference rooms, administrative offices



2200 AMP service.
220 VAC 60Hz



**LEASE ALSO AVAILABLE:
\$10,000 / MONTH!**

46,900 SF Building on 3+/- Ac
11250 CR 314
Terrell, TX 75161

Frank Roberts
LAND TEAM

Executive Offices

- (2) with private bathrooms
- (14) other offices
- (1) conference room 16'X29'
- (2) showrooms



46,900 SF Building on 3+/- Ac
11250 CR 314
Terrell, TX 75161

Frank Roberts
LAND TEAM

- Up to 51 Acres available with site.



Directions: From Dallas take US Hwy 80 33 miles to site. Building on right. Go past building enter CO RD 314, turn R into to parking lot, if locked lockbox on gate. Showing inside: go up stairs to loading dock, follow walk way west to west office entrance. Lock box on door. Site is 12 miles east of Terrell on US Hwy 80.