



**INDUSTRIAL FOR SALE:**  
**+/- 49,250 SF ON 29.683 AC**

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## PROPERTY SUMMARY

✓ 14 Miles to  
Downtown  
Glen Rose

✓ 21 Miles to  
Downtown  
Cleburne

✓ 27 Miles to  
Downtown  
Granbury



## PROPERTY FEATURES

✓ Total Building SF: 49,250

✓ Heavy Power

✓ Land Area: 29.683 Acres  
Stabilized

✓ Two Automatic Gates with  
Guardshack

✓ Office SF: 5,108

✓ Fully Fenced Property

✓ 32'-37' Clear Height

✓ 5 & 10 Ton OH Cranes

✓ Covered Parking & Tornado  
Shelter

✓ 17 Grade Level Doors  
- 7 Oversized

✓ Located in West Cleburne  
with Access to Hwy 67

- ✓ 12,000 SF
- ✓ 7 Grade Level Doors (6 - 14' x 14' & 1 - 16' x 16')
- ✓ 33'-37' Clear Height
- ✓ Private Office & Restroom



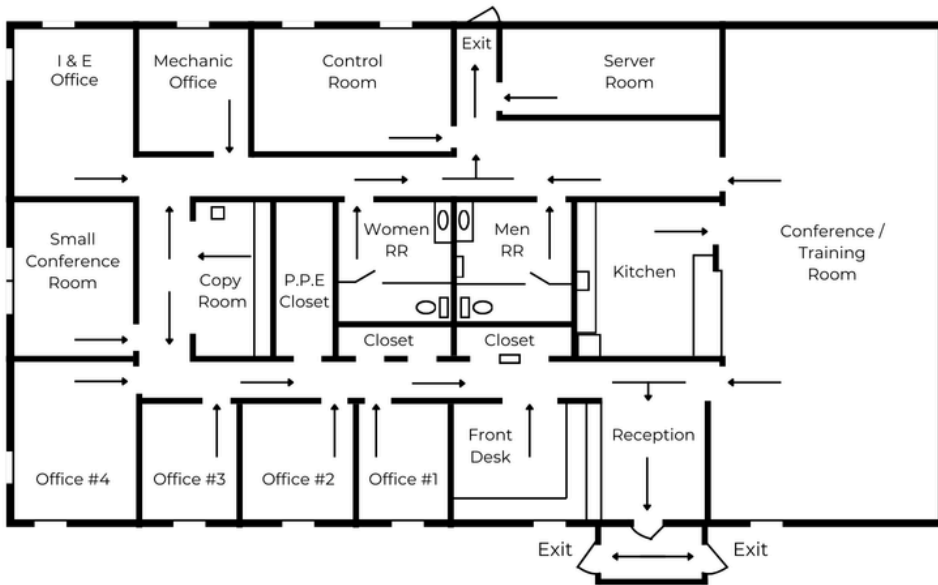
## BUILDING OVERVIEW

DISTRIBUTION WAREHOUSE



# BUILDING OVERVIEW

## OFFICE BUILDING



- ✓ 5,108 SF
- ✓ 2 Conference Rooms
- ✓ Kitchen & Reception Area
- ✓ 6 Private Offices
- ✓ Private Restrooms & Shower



- ✓ +/- 29,000 SF
- ✓ 32'-36' Clear Height
- ✓ 10 Grade Level Doors (12' x12')
- ✓ One 5-Ton Crane and One 10-Ton Crane
- ✓ Pipe infrastructure behind the main building will be demoed and restored to laydown yard



## BUILDING OVERVIEW

### MAIN WAREHOUSE



# BUILDING OVERVIEW



3-PHASE POWER BUILDING

✓ 1,250 SF

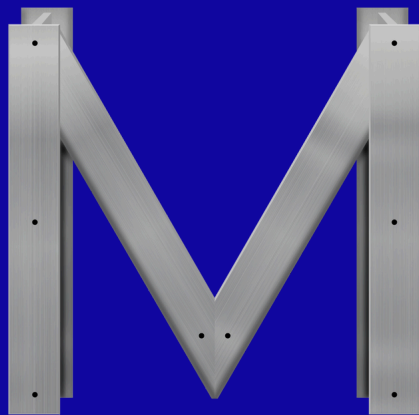
DISPATCH BUILDING

✓ 1,850 SF





## PRESENTED BY:



MERCER COMPANY

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.