

30,000 +/- SF
I-20 Forney, TX 75126

For SALE

\$649,000

Distribution Center only 12 mi from Dallas



**PRICE
REDUCED!**



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



For additional information, please contact:

Frank J. Roberts REALTOR, Owner

Office: 972-524-0689

Fax: 972-551-2525

frank@landmark-real-estate.com



30,000 +/- SF Distribution Center

Frank Roberts LAND TEAM



DIRECTIONS:

From Dallas, go east 13.2 Miles on I-20 to FM-741(Exit 490), turn north (L) FM741 for 1 mile to High County Lane, Left, go across I-20 to first right (service rd., R Building on Left 0.5 mile.



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LOCATION: Go east from Dallas on I-20 to FM-741.
Property is between FM-740 & FM-741 on the
south side of I-20

Traffic Count: 32,000 Daily

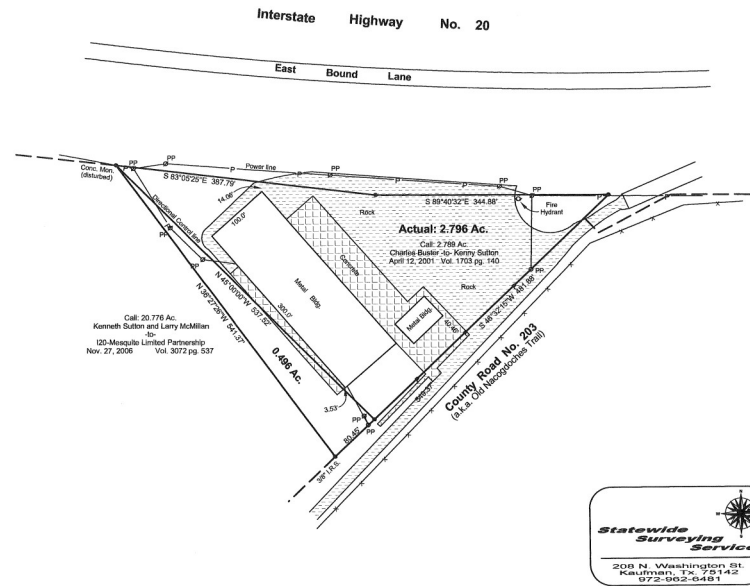
SIZE: 2.79 +/- Acres

UTILITIES: CO-OP Water, Electric, Mesquite ETJ

PRICE: \$649,000 CASH TO SELLER

POWER: 220 VAC,60HZ,200 AMP

COMMENTS: Excellent location on I-20 in high growth corridor. 30,000 +/-SF building with 15 overhead doors (dock high) & 3 large storage rooms. Includes 9 offices (10,000 SF), additional building 2400 SF, and mobile home. Property was annexed by the City of Mesquite. Located 12 miles east of Dallas on I-20, on the south side of Freeway.



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Frank Roberts **LAND TEAM**



Built in 2000



**One of Three
Large
Storage Bays**



**15 Overhead
Doors
Dock High**



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