

FOR SALE



±15,789 SF BUILDING on ±51,209 SF LAND

6300 Industrial Drive, Sachse, Texas 75048

HENRY S. MILLER

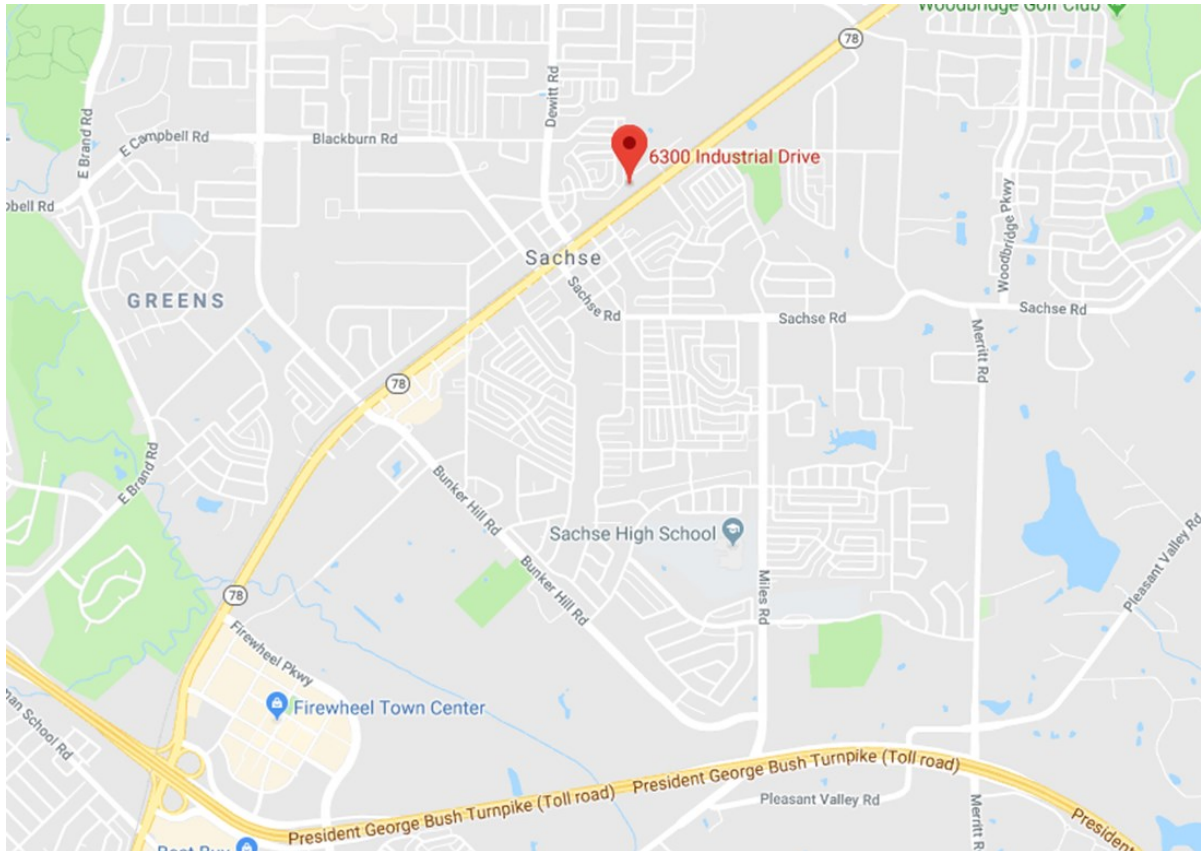
14001 Dallas Parkway, 11th Floor
Dallas, Texas 75240
www.henrysmiller.com

SCOTT AXELROD

Vice President
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p 972.419.4034
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FEATURES PROPERTY INFORMATION



BUILDING
±15,209 SF

LAND
±1.18 Acres (±51,209 SF)

YEAR BUILT
1999

ZONING
I-1

FEATURES

- Currently Multi-Tenant Site
- Ideal User Site
- Steel Construction
- Roof ± 5 years with a 15 year warranty
- 9 Grade Level 16' Roll Up Doors
- Approximately 45 Parking Spaces
- 220v 3 Phase Power

PRICE
\$1,200,000

TRAFFIC COUNT

State Hwy 78 @7th Street SW	30,000
Ingram Road @Herring Circle W	4,810
5th Street @ Alexander Street NW	4,020
3rd Street @ Floyd Street NW	3,060

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	11,331	65,127	220,172
Estimated Households	3,762	21,423	72,517
Average HH Income	\$100,779	\$118,913	\$108,894
Total Businesses	166	1,788	4,376
Total Employees	1,187	17,738	46,569

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AERIAL PROPERTY INFORMATION



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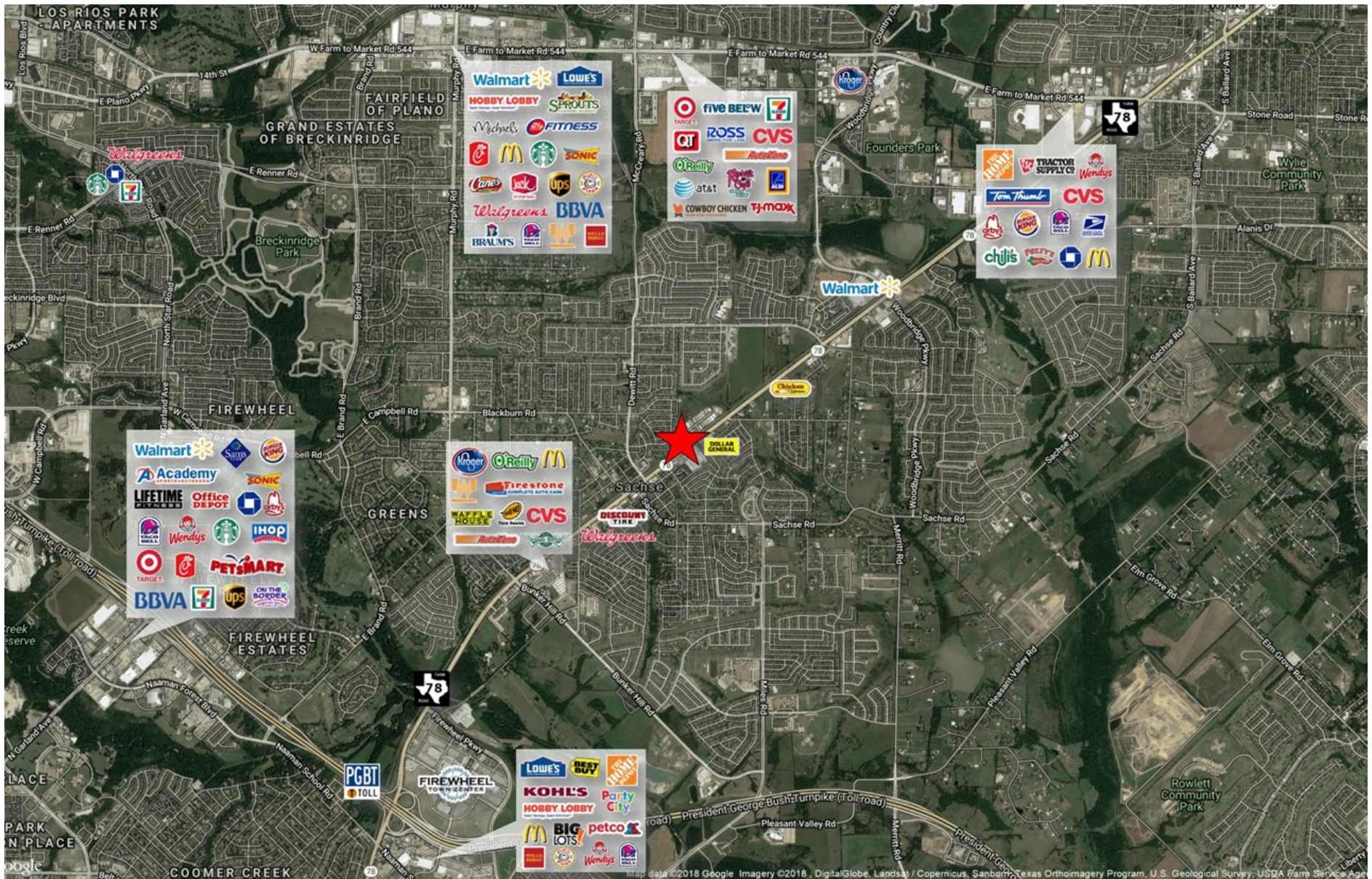
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PROPERTY INFORMATION



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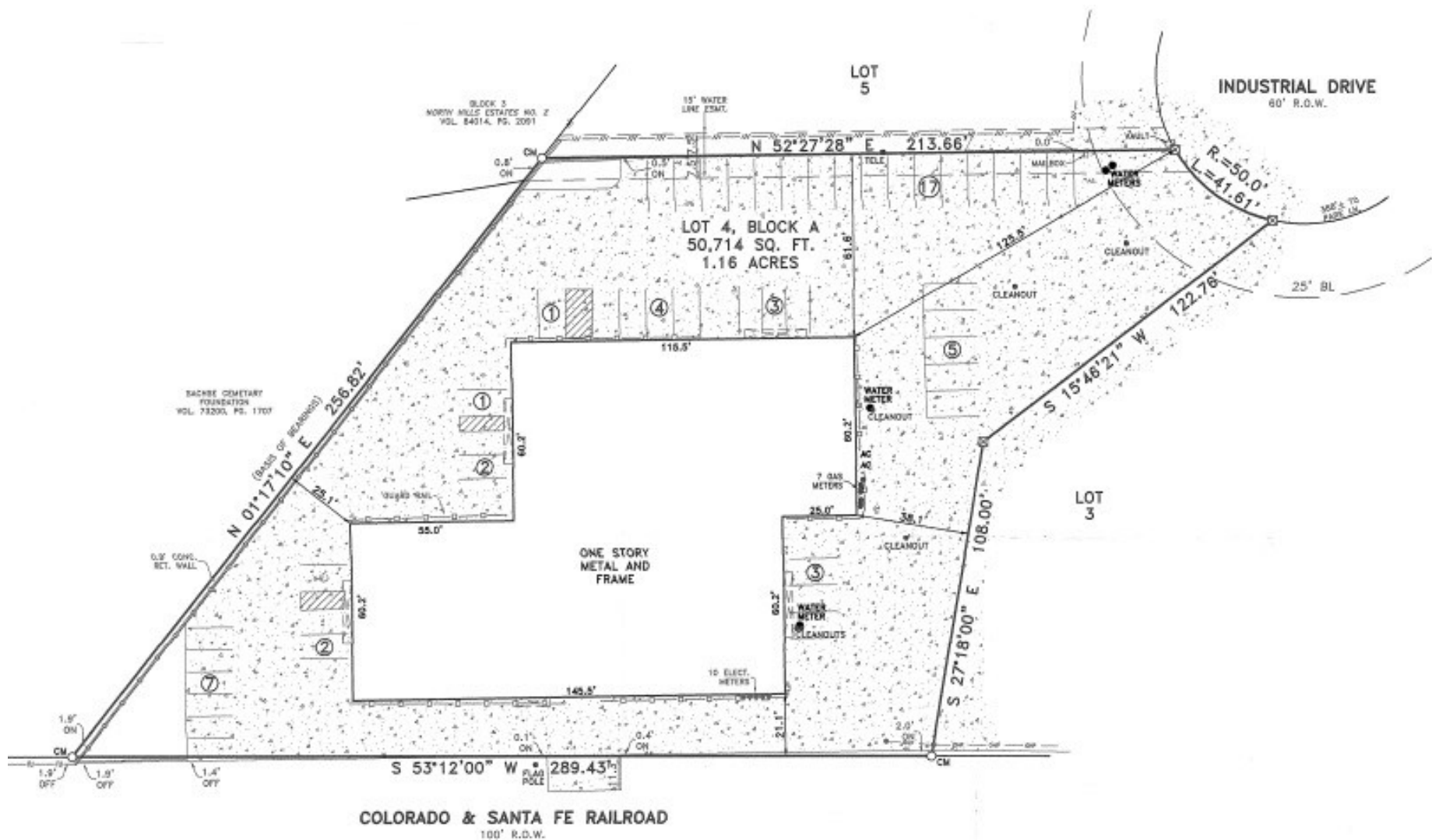
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SURVEY PROPERTY INFORMATION



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