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## WAREHOUSE ON APPROXIMATELY 13 ACRES

This clear span, single story warehouse is located approximately one mile west of Menard, Texas on US Hwy. 190. The building contains 15,200 square feet, 18' and 24' eaves as well as 3,000 sq. ft. of open concrete slab. Offices, break room, reception area and restrooms are located within the building featuring central heating and cooling from rear mounted HVAC units.

Foundation:	Reinforced concrete slab
Exterior Walls:	Galvalume Metal Class "S"
Roof:	Galvalume Metal Class "S"
Electrical:	Electrical wiring is in metal conduit
Water:	Menard City Water
Site Improvements:	Over 1,200 feet of frontage along north side of US Hwy. 190 with more than adequate room for trucks to maneuver on either end of the building.
Acreage:	Seller feels that the tract is approximately 13 acres but that will need to be determined by a survey.
Conclusion:	This building was constructed in 1998 and has not been in operation for the last few years. Several sheets of the sheet metal have been damaged or need to be replaced. The concrete slab is extremely well enforced and showing no signs of cracking. Extensive upgrading in the electrical system was done in 2011 to increase demand for a wood processing facility. There is a large, adjustable ramp used to facilitate the loading and unloading of semi-trailers.
Price:	\$225,000.00

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