

## **14,368 SQ. FT. COMMERCIAL WAREHOUSE ON 2.5 ACRES – FULLY FENCED! 🚚**

### **🏠 Prime Investment Opportunity**

Situated on a sprawling 2.5-acre fully fenced lot, this 14,368 sq. ft. commercial warehouse property is strategically located at the busy intersection of Denton Ave and Hicks Rd, making it an ideal space for manufacturing, distribution, and storage operations.

### **📍 Key Property Features:**

#### **Main Building (2,368 Sq. Ft.)**

- ✓ Spacious open showroom/retail area
- ✓ Welcoming reception area for customer interactions
- ✓ Large private office for business operations
- ✓ Two bathrooms for added convenience

#### **Warehouse & Production Facility (8,000+ Sq. Ft.)**

- ✓ Seven (7) roll-up garage doors (12 ft wide × 14 ft high) for seamless logistics
- ✓ 16 ft ceiling height – Perfect for large-scale operations
- ✓ Three-phase electric – Major power savings for industrial use
- ✓ Additional bathroom

#### **Metal Building (4,000 Sq. Ft.)**

- ✓ Two (2) roll-up garage doors (12 ft wide × 14 ft high)
- ✓ Ideal for workshops, storage, or additional production space

6inch slab concrete

#### **Additional Features:**

- ✓ Extra storage shed for added utility
- ✓ Fully fenced property with a sliding security gate for complete protection
- ✓ 30+ designated parking spaces with ample land for future expansion

### **🏡 Zoning & Business Potential:**

- ✓ Zoned C3 – Perfect for a wide range of commercial and industrial uses

✓ Currently operating as a cabinet factory – Equipment available for sale separately

💡 Endless Possibilities!

Whether you're an investor, business owner, or developer, this high-visibility, high-traffic property offers incredible flexibility for:

✓ Manufacturing & Production

✓ Warehousing & Distribution