

CENTURY 21[®]

Judge Fite Company



398 MEEKS BEND

MILLSAP, TX 76066



\$2,898,000



27,725 sqft

DESCRIPTION

SALE WITH TENANT IN PLACE, BUILD TO SUIT OR PURCHASE VACANT LAND. 27,725 Sq. Ft. warehouse building on 10 acres with tenant in place utilizing the building and 3 acres of land currently. 8% Cap Rate with escalation lease in place. Property has 3 phase electricity, multiple loading docks, and office area. Property is in a secluded location within close proximity to the Brazos River with easy access via Interstate 20. 3 YEAR LEASE IN PLACE WITH 4% ESCALATION PER YEAR UNTIL NOVEMBER 2027. CURRENT LEASE RATE IS 16,172 PER MONTH.

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800.451.8055

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 20842691
YEAR BUILT:
COUNTY: Parker
TRACT OR SUBDIVIION: Meeks
LIST DATE: 02/12/2025

AREA:
SQUARE FEET: 27,725
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10
LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnSite

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Krayton Kirkpatrick 

PHONE: 817.597.0698

BROKERED BY: Kirkpatrick Realty

century21judgefite.com

each office is independently owned and operated