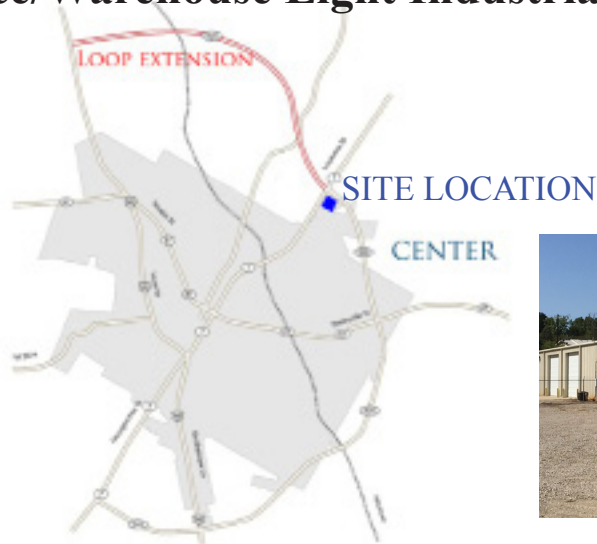




## 138 CATCO Drive Office/Warehouse Light Industrial



### Property Specifications:

- Business Currently Vacant
- 10,000 sqft Total Space
- 3,000 sqft Office
- 7,000 sqft Shop with 4 roll up doors
- Roll up door dimensions: 14x14
- Ceiling Height: Shop - 20 feet; Office -10 feet
- Slab Depth: 6 inches
- 2 acre level rocked & fenced in yard
- Zoning: M1 Industrial

### Standard Rental Agreement:

- Triple Net Lease (CAM Charges, Taxes, Insurance)
- CAM Charges (Common Area Maintenance) which is billed back each month
- One month deposit
- 5 Year Lease

### Utilites:

- Electricity supplied by Deep East Texas Electric Co.
- Water Line: 8 inches
- Water Pressure: 40 psi
- Sewer Line: 6 inches

### Location:

- In Center Industrial Park
- Property has driveway access to Loop 500
- Property has access to Highway 7
- Property is located approximately 1.9 miles from Center Municipal Airport

**FOR MORE INFORMATION CONTACT**  
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