

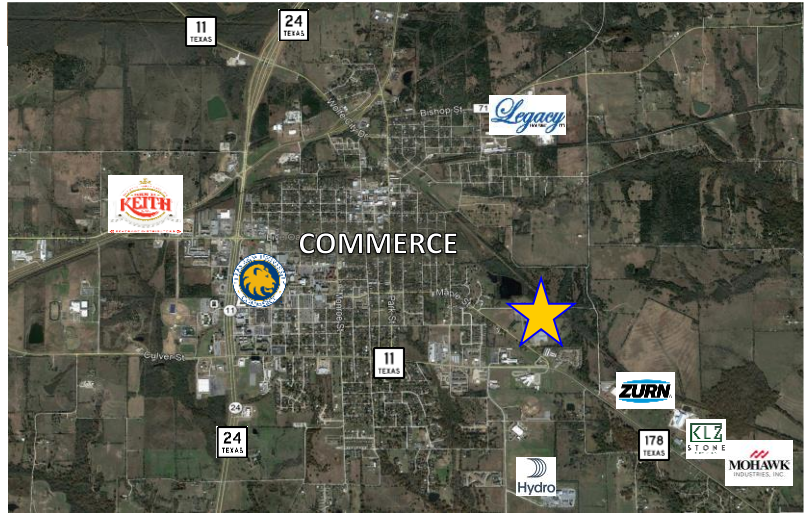
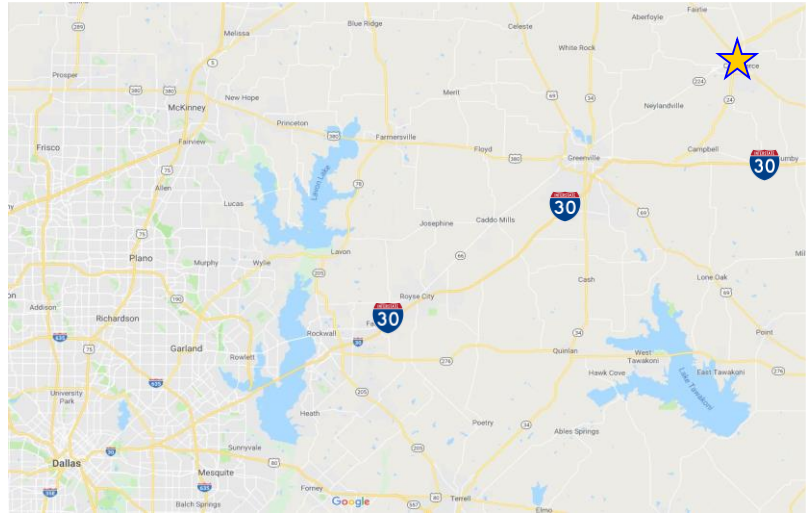


**UNITED
PROPERTIES
SOUTHWEST, LLC**

HEAVY POWER & RAIL IN HUNT COUNTY

FOR SALE/LEASE 309,454 SF (Divisible)

400 Maple St, Commerce, TX 75428



SITE HIGHLIGHTS

-  **Easy Access to I-30 & HWY 24**
-  **1.3 Hours from DFW International Airport**
-  **Rail-Served w/ 15 Car Positions**
-  **1 Hour from Downtown Dallas**
-  **Heavy Power - 26,000 AMPS**
-  **Located in NMTC & Opportunity Zones**
-  **TAMU Commerce = Highly Skilled Work Force**



For more information, contact:

GARY PICKENS
United Properties Southwest
972-991-7667
gpickens@unitedpropertiesw.com

DALE BULLOUGH JR
United Properties Southwest
214-497-7755
dbullough@unitedpropertiesw.com



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BUILDING HIGHLIGHTS



- 309,454 SF (Divisible) on 8.76 acres
- **26,000 AMPS (21.25) MW of 480/277 volt, 3 Phase, 4 Wire power available throughout the building.**
- Power provided by 8 transformers owned by the building.
- **100% AC & Heated building**
- 27' 5" to 13' Clear Height
- 25' X 50' column spacing.
- 100% Wet Sprinkler System
- 8 dock high and 3 grade level doors
- 7 of the dock high doors are interior and can securely store 53' + trailers inside the building
- Twenty two (22) 1-5 ton Anchor cranes
- Parking for 400+ autos. Paved and lit.
- **Rail-Served building with 15 car positions serviced by Black Land Rail Road with access to all major rail carriers (UP, BNSF, KCS)**
- 10,000 SF of modern office finish
- **Located in an Opportunity Zone, NMTC zone, and a Foreign Trade Zone**
- Men's & Women's restrooms located throughout the facility
- **3 minutes from Texas A&M Commerce**
 - 2nd Largest TAMU System School
 - 13,000 Students
 - 80 Undergraduate Degrees
 - 61 Graduate Degrees
 - 6 Doctoral Degrees
 - = **Source for large high skilled work force / labor pool**
- **Near 3 Technical Work Force Training Facilities**
- Compressed Air system throughout the facility supplied by 4 Compressors
- Vacuum tube system throughout the facility
- City water and Sewer & 2 on site water wells
- Atmos Gas
- Incredibly clean and well kept facility. Much of the facility was used to manufacturer surgical equipment and had to be sanitary and dust free

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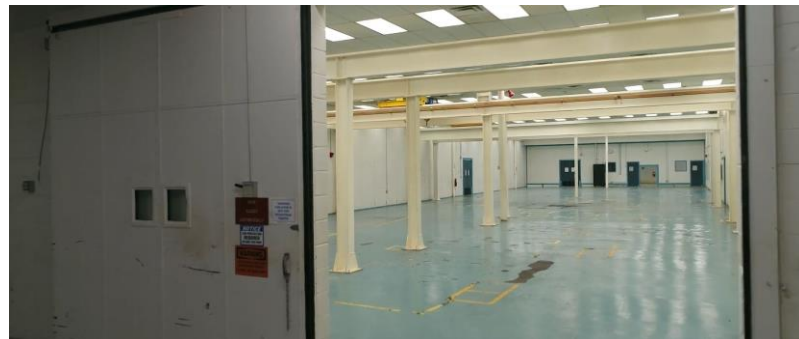


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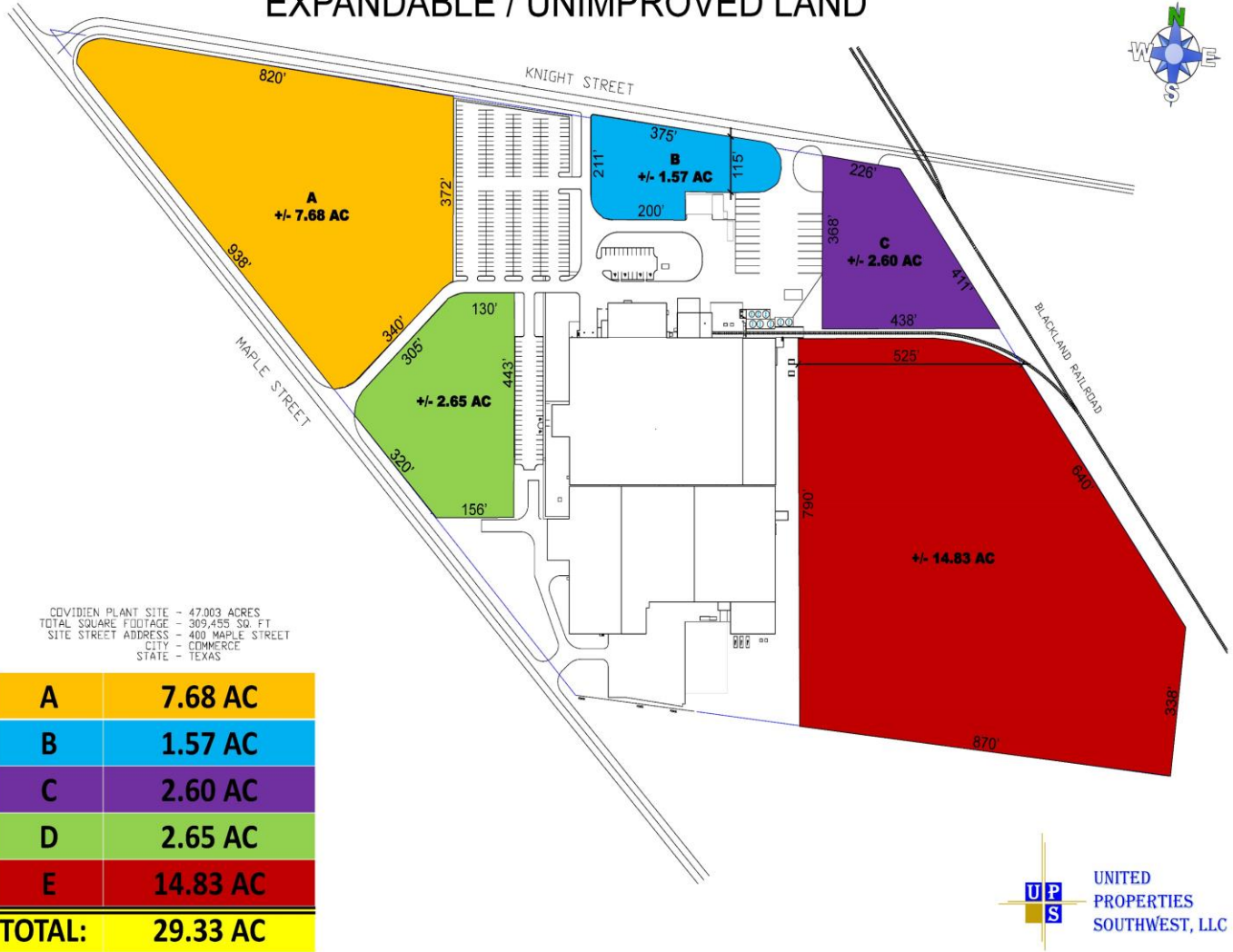
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EXPANDABLE / UNIMPROVED LAND



Approximately 29.33 AC of unimproved land for expansion or development of other uses

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