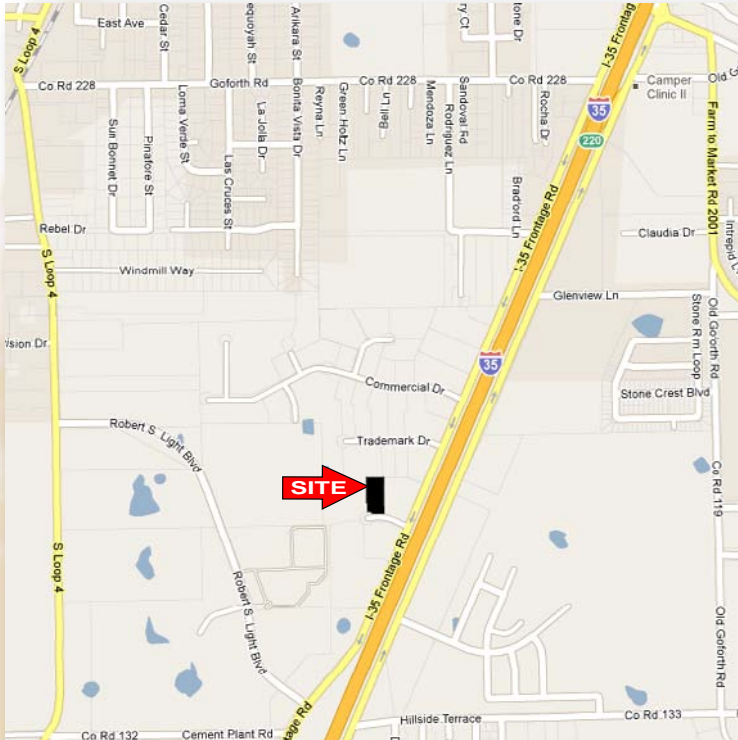


# FOR SALE: +/- 13,500 SF. OFFICE/WAREHOUSE

## 168 South Park Cove Buda, Texas 78610



- PRICE:** \$1,181,250.00 or \$87.50 per square foot
- LOCATION:** Just west of IH-35 in Buda
- SIZE:** Approximately 13,500 square feet of office/Warehouse on 1.7 acres.
- FRONTAGE/ACCESS:** Approximately 165'
- UTILITIES:** All public utilities are available to the site.
- ZONING:** None; The site is in Buda's ETJ (Extra Territorial Jurisdiction)
- COMMENTS:** The warehouse has a 1st and 2nd floor of office space making it a total of approximately 3,000 square feet. The first floor has offices (5), one (1) reception area & a full kitchen and two (2) bathrooms. Second floor has four (4) offices, one (1) conference room & two (2) bathrooms. Warehouse has 22' eaves with a center height of 24'. Three (3) 18' grade doors & one (1) well dock. There are two (2) bathrooms in the warehouse. There is a large paved yard space.



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A photograph of a large, single-story industrial building with a white metal upper section and a stone-textured lower section. The building has a gabled roof and is surrounded by a paved parking lot and a grassy area. A clear blue sky is visible above the building. The text "SUN TILE CORPORATION" is printed in large, black, sans-serif capital letters on the white upper portion of the building's facade. A small logo is visible above the text. To the left of the building, a white pickup truck and a white van are parked. To the right, a red car is partially visible. The foreground consists of a paved road and a grassy embankment.

SUN TILE CORPORATION