

# FOR SALE - 31,913 SF

3002 Century Dr. Rowlett, TX 75088

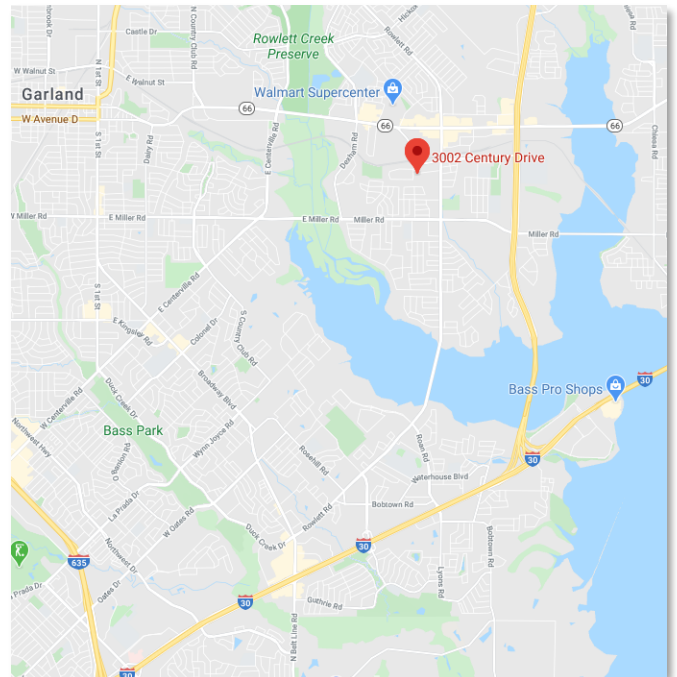


## OFFICE / FLEX / WAREHOUSE

- PRICE: PLEASE INQUIRE

## PROPERTY HIGHLIGHTS

- 31,913 TOTAL BUILDING SF ON 1.94 ACRES
- 9,175 SF OFFICE (INCLUDES 4,000 SF MEZZANINE W/ ELEVATOR)
- CONSTRUCTED IN 2001
- 97% HVAC, PIN-WELD INSULATION
- 14' TO 16' CLEAR HEIGHT
- THREE (3) DOCK DOORS
- HEAVY POWER - 480V / 1200AMP



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## FINANCIAL INFORMATION

- 2020 Property Taxes = \$53,273 (\$1.67/SF)
- Original loan for \$1,365,000 with payments on a 25-year amortization at a fixed 4.75% rate with principal and interest payments of \$7,782 per month. Approx. balance of \$1.1 million.
- The loan is assumable with lender approval and payment of 1% assumption fee or may be prepaid with a pre-payment penalty of \$58,650.



## BUILDING SPECS

- 31,913 total building SF on 1.94 acres
- 9,175 SF office (includes 4,000 SF mezzanine w/ elevator)
- Constructed in 2001
- 97% HVAC, package units - several new in 2019
- 14' to 16' clear height
- Assembly or light manufacturing space with epoxy floors
- Three overhead doors; dock high, van high and ramp to grade
- Heavy power - three phase - 480V / 1200AMP
- Fully sprinklered
- Located in Rowlett with great access to I-30 and President George Bush Turnpike
- Three sets of restrooms
- Excellent condition

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