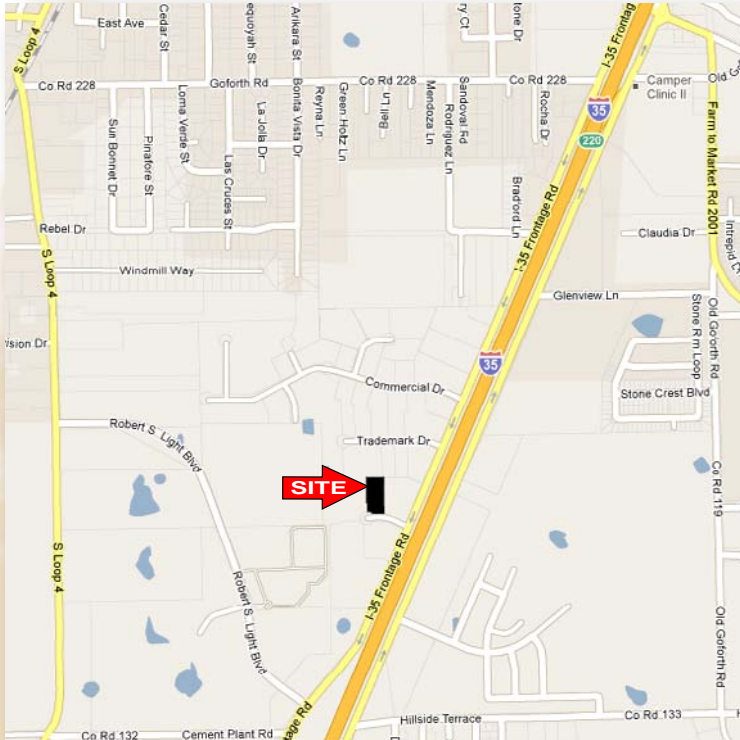


FOR SALE: +/- 13,500 SF. OFFICE/WAREHOUSE

168 South Park Cove Buda, Texas 78610



- PRICE:** \$945,000.00 or \$70.00 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.



McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT Randy Lee
Office: (512) 472-2100
rlee@matexas.com

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A photograph of a large, white, single-story industrial building with a stone-textured base. The building has a gabled roof and several windows. The text "SUN TILE CORPORATION" is printed in large, black, sans-serif capital letters across the upper part of the stone base. A small logo is visible above the text. In front of the building is a paved parking lot with a few vehicles, including a white van and a silver pickup truck. The foreground is a grassy area with some dry patches. The sky is clear and blue.

SUN TILE CORPORATION