

# FOR SALE: OFFICE/WAREHOUSE

## 255 Hwy 72 W, Calliham, TX



### Industrial Office/Warehouse Eagle Ford Shale Oil Basin

5,000 SF office/warehouse on 3 acres available for sale. Located in Eagle Ford Shale, in Calliham, McMullen County, on the southside of Hwy 72 W. Across from the Choke Canyon State Park Calliham Unit Entrance.

[Interactive Map](#)

### Building Amenities - Built 2014

- Office Space 2,000 SF
- 3 Offices w/ Built-in desks
- Conference Room
- Kitchen Area
- Separate Men/Ladies Restrooms  
Shower in Men's Restroom
- Outside City Limits
- Monitored Security System
- Internet Wired & High Speed Available
- Warehouse - 3,000 SF  
20' Ceilings Warehouse Space  
16' Roll-up Doors
- 5 roll up doors (3 are automatic)
- Industrial size ceiling fan
- Industrial Shelving & Forklift included
- Electricity, Public Water, Septic
- Ideal for Oilfield-Related Company
- Taxes - \$3,000 (estimated)
- Caliche stabilized yard



Photos



Rear View of Building



Rear/Side View of Building



View from Highway 72



20' x 30' Canopy



Warehouse Interior (shelving included)



Warehouse Interior (shelving included)



Photos



Kitchen



Office #1



Office #2



Office #3



Meeting Room



Hallway



## Photos



Mechanical Room in Warehouse



Technology Closet in Office



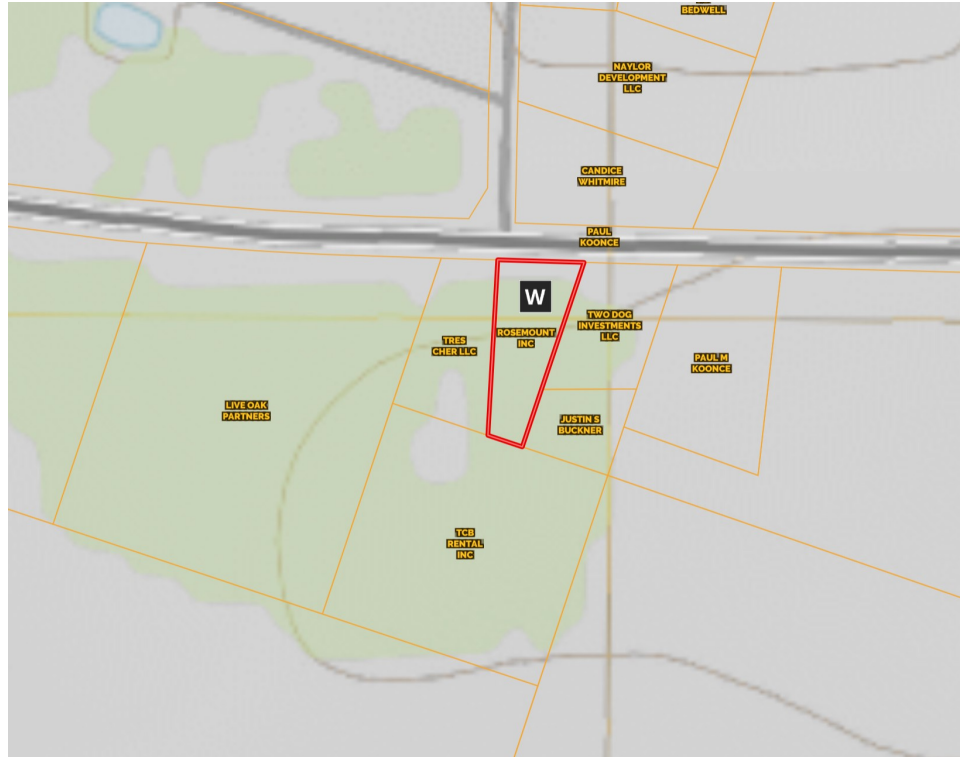
Forklift



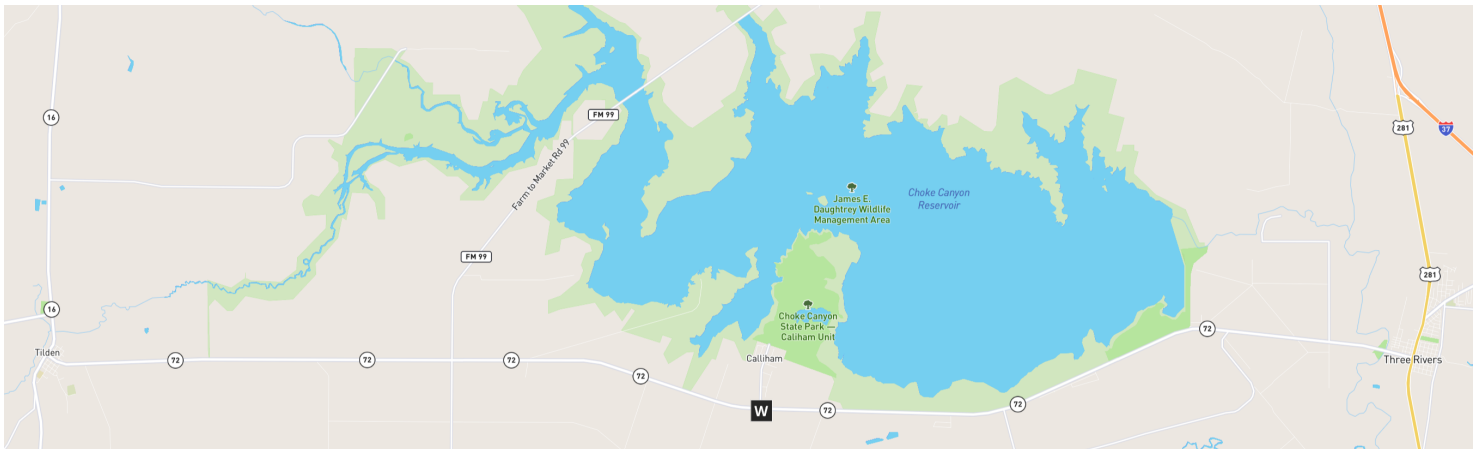
Forklift and shelving are included with purchase

# Property Area & Location Map

255 State Hwy 72 W  
Calliham, TX 78007



[Interactive Map](#)



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