

\$1 - Tbd W Rock Island Avenue, Boyd

MLS® #21089118

\$1

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 0.22 Acres

Original Boyd, Boyd, TX

For Lease 8,750 SF Mixed-Use Commercial Building Boyd, TX. * Space can be divided into multiple businesses. **Prime opportunity to lease a versatile 8,750 SF commercial industrial building ideally located on US Highway 114 in the heart of Boyd, Texas. Zoned for Mixed Commercial use, this property offers excellent visibility and accessibility for a variety of business types including, warehouse, office, retail, or distribution. The building features two stories with a front office build-out of approximately 3,500 SF, including multiple private offices, restrooms, and a lab room. The rear warehouse area offers roughly 7,000 SF of open space with clear heights ranging from 12 ft to 20 ft under trusses, a grade-level overhead door (14'™W x 11'™9"H), and a climate-controlled environment. This adaptable property is perfect for businesses seeking affordable space with modern amenities and flexible configuration in a growing Wise County market. Tenant and or Tenant's agent to verify all information within the listing included but not limited to square footage and schools.

Built in 1993

Essential Information

MLS® #	21089118
Price	\$1
Bathrooms	0.00



Acres	0.22
Year Built	1993
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	Tbd W Rock Island Avenue
Subdivision	Original Boyd
City	Boyd
County	Wise
State	TX
Zip Code	76023

Amenities

Utilities	City Sewer, City Water
Garages	Common

Interior

Heating	Electric
# of Stories	2
Stories	2

Exterior

Lot Description	Cleared
Roof	Metal
Construction	Metal Siding, Siding, Aluminum Siding
Foundation	Slab

Additional Information

Zoning	Mixed Commerical
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Listing Details

Listing Agent	Kristal Campbell
Listing Office	Cannon Property Management & Cannon Realty, LLC

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