

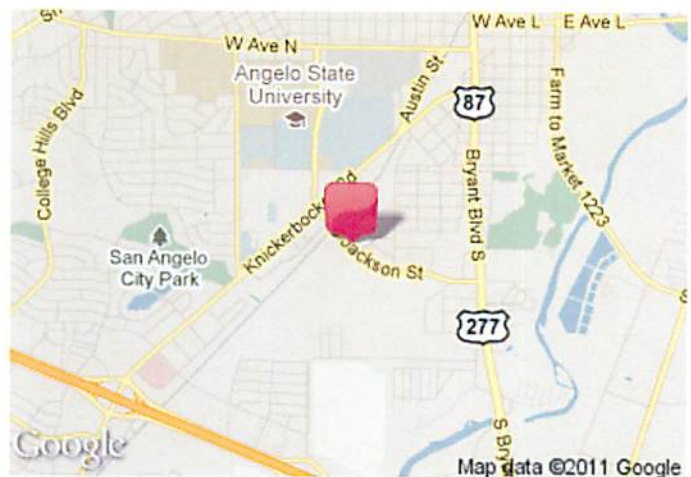
# Office/Warehouse

3745 S Jackson St, San Angelo, TX 76904

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Listing ID: 8881655  
Property Type: Industrial For Lease  
Industrial Type: Flex Space, Mixed Use  
Rental Rate: \$5.17 PSF (Annual)  
Monthly Rent: \$3,301.48  
Lease Types: Modified Gross  
Contiguous Space: 7,663 SF  
Total Available: 7,663 SF  
Nearest MSA: San Angelo  
County: Tom Green  
Tax ID Number/APN: 02-12150-0000-002-00  
Zoning: Heavy Commercial  
Building Size (RSF): 7,663 SF  
Road Type: Paved  
Property Visibility: Good  
Tenancy: Multiple Tenants  
Year Built: 1980  
Construction/Siding: Steel Frame  
Parking Type: Surface



## Property Overview

Former Sears Distribution Center, this building is a total of 15,200 sqft and has been divided into two suites. The remaining available space consists of 7,663 sqft which contains showroom along the front entry, 3 existing offices, one conference room, one large room which could be divided into several offices/cubicals, 2 restrooms and the back 3,871 sqft is open warehouse/storage area. Yard space is negotiable and can be supplied depending on tenant's needs. Additional build out is negotiable.

## Property Contacts



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