

# 13117 Spivey Dr



\$2,500,000 / Killiam Industrial Park



Investment Property

- ◆ Total Warehouse Size: Approx. 55,000 sqft
- ◆ Available Warehouse space: NONE
- ◆ Office Area: Approx. 2,904 sqft
- ◆ Lot Area: Approx. 3.3287 Acres
- ◆ Dock Doors: 16 (10H X 9W)
- ◆ Ramps: 1 (12H X 12W)
- ◆ Ceiling Height: 23' in front / 20' at rear
- ◆ Water: 12" City of Laredo water line
- ◆ Sewer 8" City of Laredo sanitary sewer
- ◆ Zoning: M1 (Light Manufacturing)
- ◆ Fire Protection: Standard system per NFPA
- ◆ Trailer Parking: Approx. 36 Spaces
- ◆ Car Parking: 37 Spaces w/2 Handicapped
- ◆ Security: Fenced, Lighted and Secured Yard
- ◆ For More Details Visit: [www.13117Spivey.com](http://www.13117Spivey.com)
- ◆ Listing Agent: Joey Ferguson (956)324.5639



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