

Former FedEx

2701 Southridge Dr, Wichita Falls, TX 76302



Presented by
Domain Real Estate Services, Inc



Price: \$8.70 /SF/YR

A 1997 built 32,452 sqft warehouse with 4,026 sqft of office. The base rent is \$8.71/ sqft yearly (\$23,527.70 / month) + absolute NNN. The actual warehouse is 26,407 sqft. plus a vehicle maintenance facility of 2019 sqft. Ceiling height is 17 ' with column spacing of 32 ' and a warehouse concrete thickness of 5 ". City utilities to the property with 3 phase electrical. 8 grade level 16' doors with truck court depth of 50'. The warehouse is heated and fenced in, and contains 92 parking spaces. New roof installed as of 8/12/2026.

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Great access to Hwy 287
New roof 8/15/2026
8 grade level 16' doors
Heated warehouse
Fenced in



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Domain Real Estate Services, Inc

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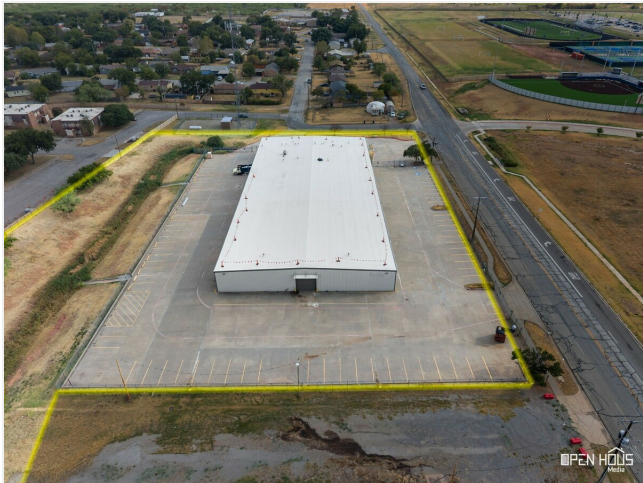


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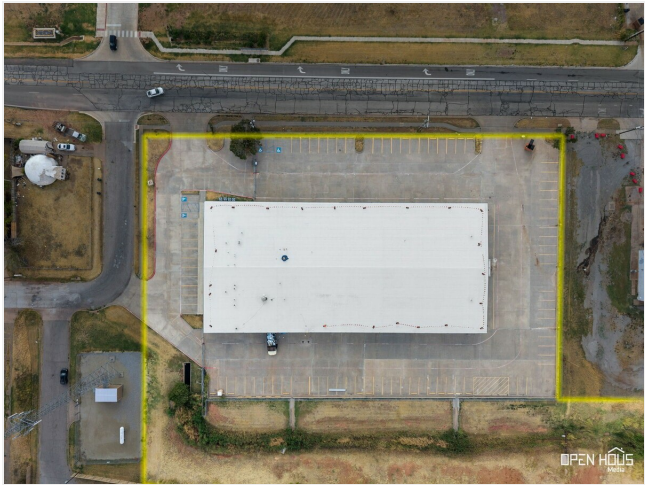


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Major Tenant Information

Tenant	SF Occupied	Lease Expired
FedEx Office	-	June 2017

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Listing space

1st Floor

Space Available	32,452 SF
Rental Rate	\$8.70 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Office Size	4,026 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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Property Photos



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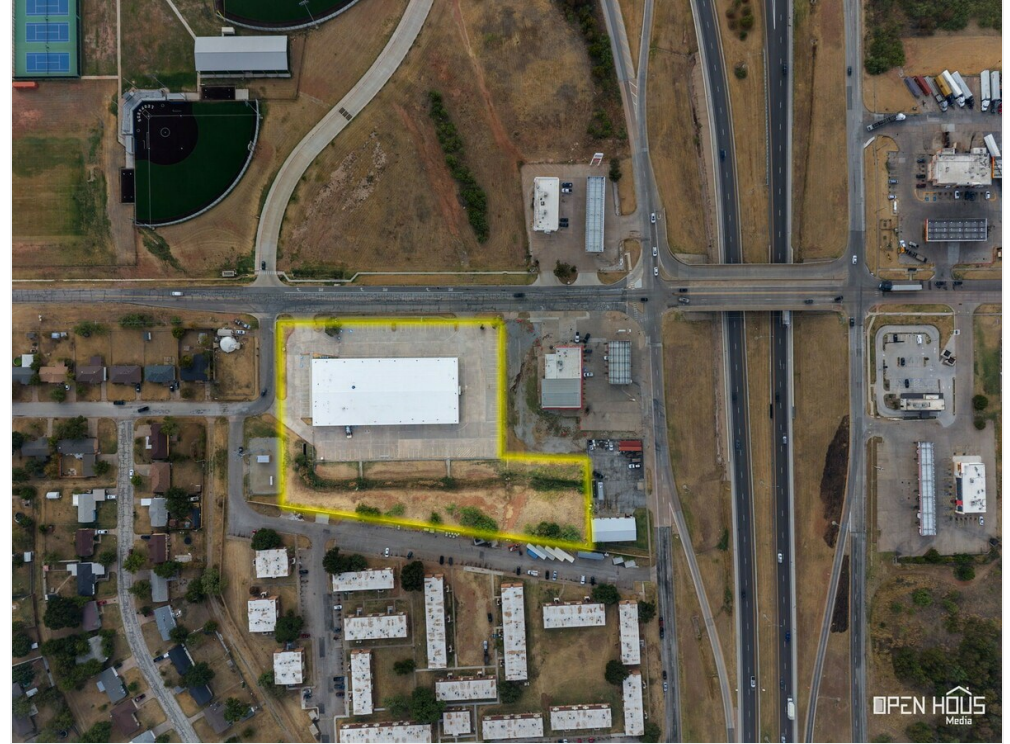
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Location

