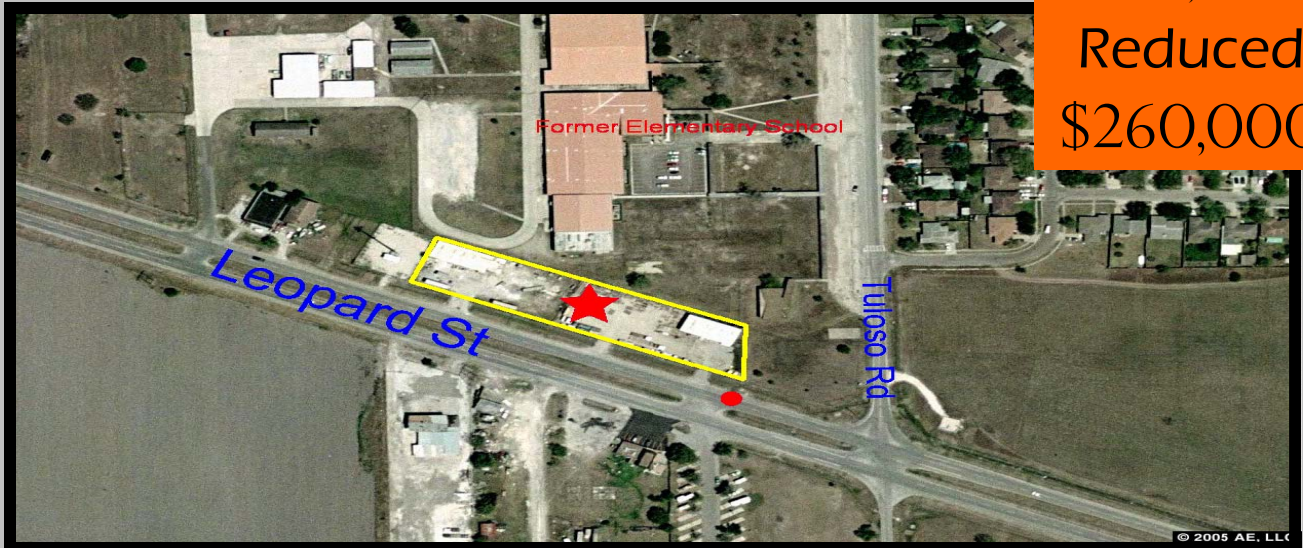


# Two Warehouse Buildings For Sale

## 8238 & 8276 Leopard St.

~~\$310,000~~  
Reduced  
\$260,000



- **Location:** 8238 & 8276 Leopard Street, just west of Tuloso Road
- **Legal Description:** Sheppard Addition, Tract 1
- **Property Description:**
  - Warehouse #1– 3040 sq. ft., leased @ \$1650/month, lease expires 1/31/09, 1 one-year options
  - Warehouse #2–3600 sq. ft., leased @ \$1,750/month, vacant
- **Land Size:** 1.486 acres, divided roughly evenly between the two buildings. (548' frontage on Leopard Street x 116' deep)
- **Comments:** The property is zoned B-4. Both warehouses have an 800 sq. ft. office area with window a/c units. Both have septic tanks. The caliche yards are in fair condition.



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