



THE ZEPP COMPANY  
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**FOR SALE -FED Ex Building**

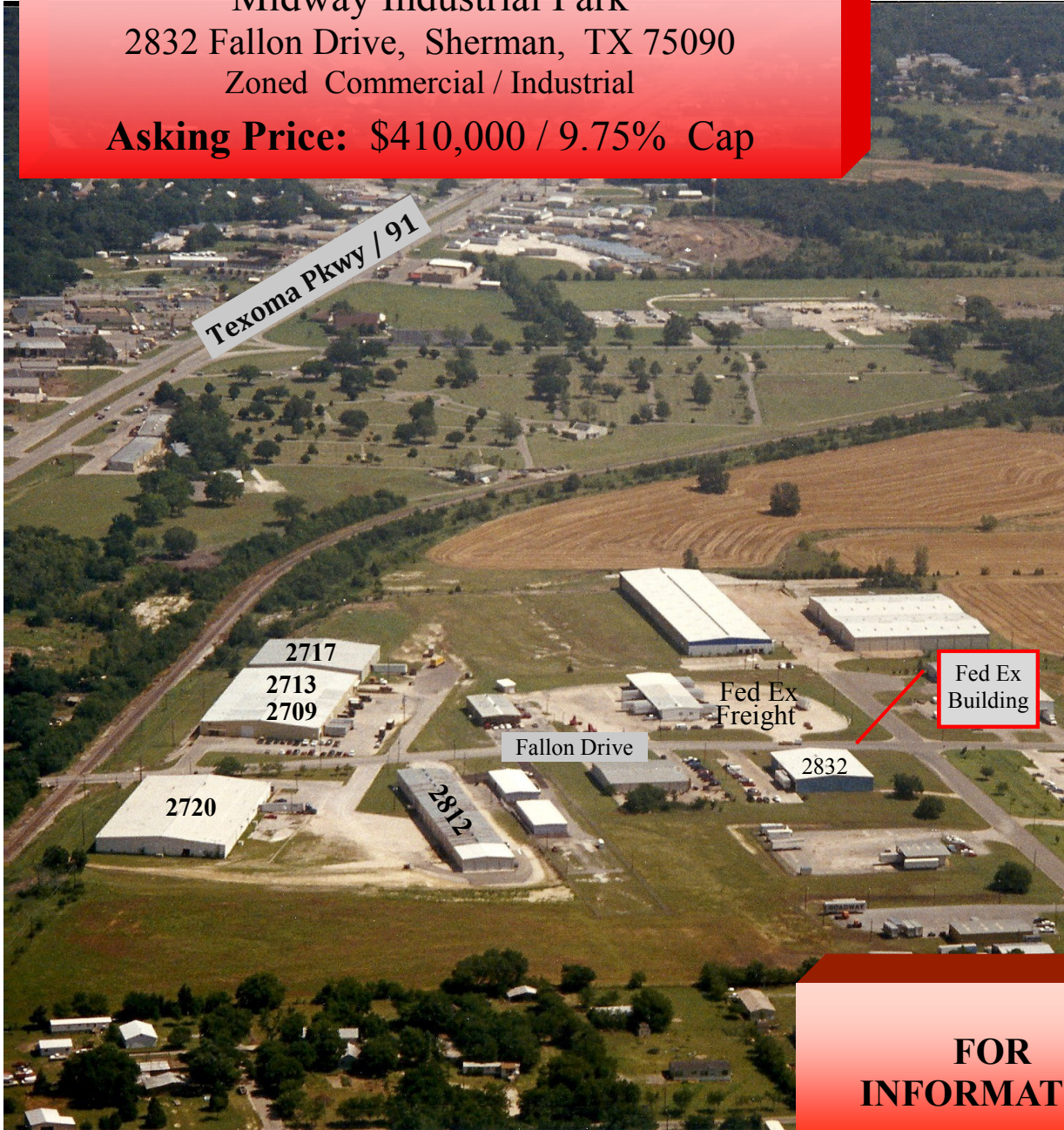
Midway Industrial Park

2832 Fallon Drive, Sherman, TX 75090

Zoned Commercial / Industrial

**Asking Price: \$410,000 / 9.75% Cap**

Texoma Pkwy / 91



**PROPERTY INFORMATION**

Building Size:	12,000 SF
Year Built:	1987
Type	Metal Bldg/Brick Front
Occupancy:	100% / Fed Ex
Dimensions:	Approx. 120' x 100'
Land Area:	2.29 acres
Date of Occupancy	1987 to current
Lease Expiration	January 31, 2016
Renewal Option	1, 5yr term /180 day notice
Base Annual Rental	\$39,991.20

**TENANT PAYS FOR**

- Utilities
- Taxes \$6800 +/-
- Ins. \$1200 +/-

**LANDLORD PAYS FOR structure/roof**

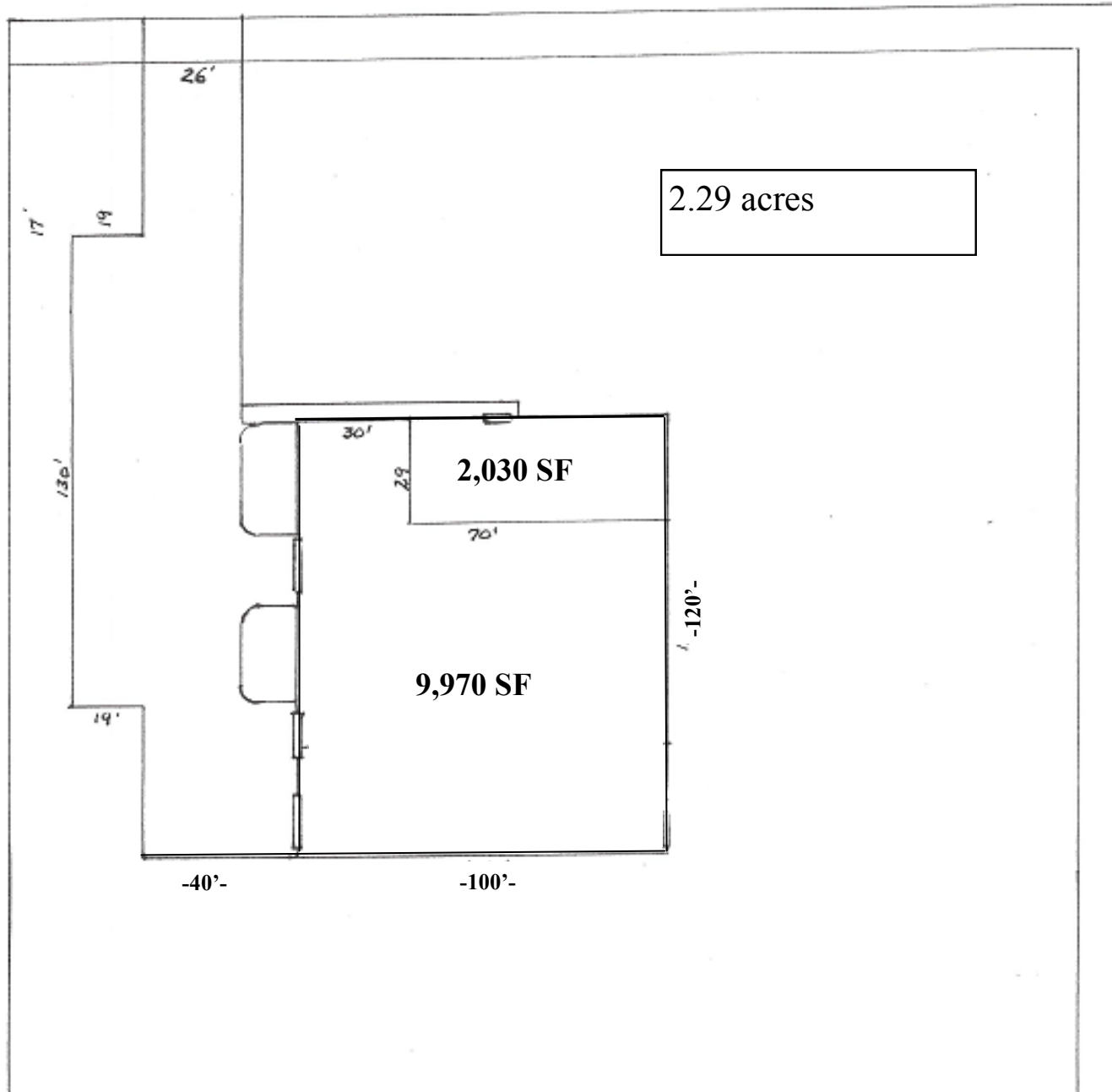
- Roof Warranty through 2014
- Paint / Carpet 24 months old

**FOR INFORMATION**

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Information furnished, while obtained by sources believed reliable, has not been verified by The Zepp Company; we make no guarantees, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you, without reliance on us. This submission is subject to change in price, prior to sale or withdrawal without notice.

EXHIBIT "A"  
2832 Fallon Drive



Midway Industrial Park Location  
Fallon Drive  
Sherman, Texas



2832 Fallon Drive  
Sherman, Texas

Site

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Commercial Real Estate  
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