

# 305 W. Gillis, Cameron TX 76520

## Location

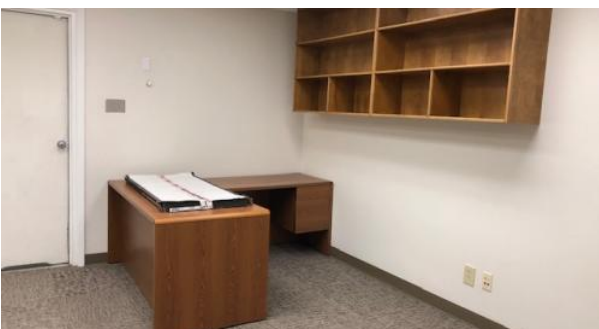
305 W. Gillis  
Cameron, TX, 76520

## Karen Egger

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## Secondary Contact

## Photos













## Location



## Additional Information

### 305 W. Gillis, Cameron Texas

This building has 4,082 sq. ft. of conditioned space and is ideal for any commercial business. The building is well maintained and newly remodeled with generous office and conference rooms.

The building sits on approximately .6749 of an acre. A fenced in rear parking area features a covered area and loading dock 42' x 39'. The fenced in concrete yard is 7036 SF. Contained within the fenced yard is a 275 SF storage building. This space is ideal for a service provider requiring secured storage for vehicles and supplies.

This property has 7,800SF of concrete paving outside the 7036SF fenced and paved yard with an additional 4 parking spaces on the west side of the building.

The building is flanked on the east side by a through concrete paved drive way stretching from the rear street, Tyson to Gillis Street. This driveway, formerly served a drive through window, which could be converted back to a drive through. The east side also features a dropbox.

The building faces Gillis street with additional dedicated parking on Crockett Street as well as rear parking and access to the fenced yard from Tyson Street.

Cubicles, desks, and large conference table for lease or purchase.

Building is pre-wired for LAN, Fiber, and Internet is available.

An additional lot is available for lease across the street. An office trailer is available for additional office space.

[See an aerial on our YouTube Channel](#)

## 305 W. Gillis, Cameron TX 76520

### Property Details

**Property For:** Lease

**Zoning Type:** Commercial

**Acreage:** 0.6749  
**Rail Access:** No  
**Building Type:** Commercial  
**Nearest Interstate Distance:** IH 35  
**Office Sq. Footage:** 4,082 SF  
**Warehouse Sq. Footage:** 260 SF  
**Total Square Footage:** 4,342 SF  
**Year Built:** 1980  
**Construction Type:** brick  
**Overhead Crane 1 Capacity:** 1 crane in rear parking  
**Number of High Loading Docks:** 3  
**Number of Ground Level Loading Docks:** 0  
**Date Available:** July 31, 2018  
**Previous Use:** Office for general contractor  
**Electricity Service Provider:** Deregulated  
**Electricity Supply:** 110 volt  
**Phase:** Phase I  
**Water Supply Provider:** City of Cameron  
**Sewer Service Provider:** City of Cameron

#### Lease Pricing Option

**Cost Description:** Triple Net  
**Actual Price per Month:** \$2,500