

# Commercial - Mercedes, TX



## 311 Progress Street, Mercedes, TX, 78570

Offered at \$795,000

If you're looking for a large scale office building for your business operation, LOOK NO FURTHER! Exceptionally located off the frontage road just a short drive East of the Vermont exit right before Mile 1 East Road inside Mercedes Industrial Park. This massive 2-story facility boasts nearly 8,000 total SqFt. which houses a total of 7 (4 upstairs/3 downstairs) office spaces, a front desk area, 2 conference rooms, a large employee lounge and a huge 1st floor open area that is perfect for a call enter, work area, logistics outfit, or even a place of worship. Sitting on more than 2 acres of land which includes a carport, storage unit, blacktop and 40 parking spaces in total, the possibilities are virtually endless. Bring your business clients and investors, as facilities like this IN THIS well kept condition are not easy to come by.

0 Bedrooms
0 Bathrooms
7,984 sqft
2.17 acre (lot size)
Built: 2002



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