

ENNIS, TEXAS

ECONOMIC DEVELOPMENT DEPARTMENT

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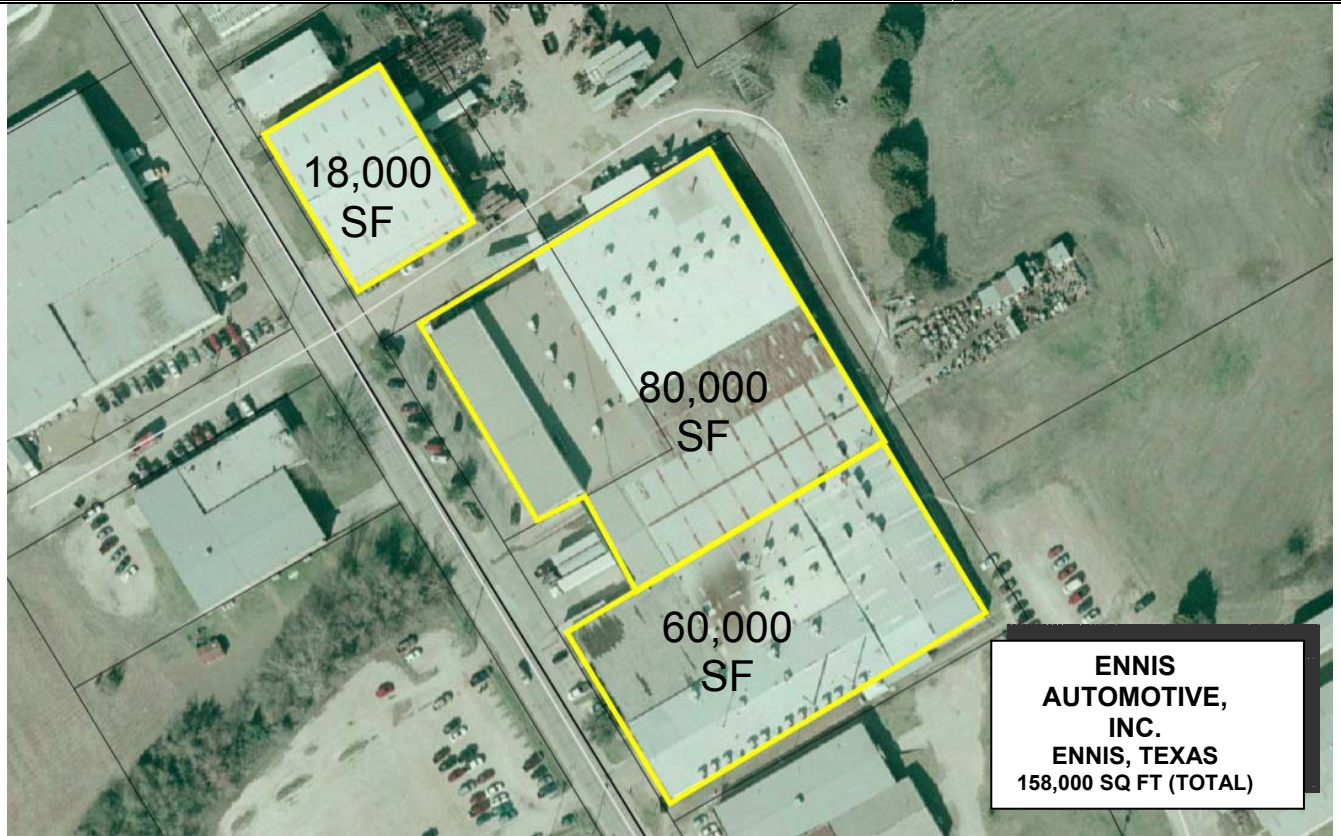
E-MAIL TO: ennisedd@ennis-texas.com

BUILDING INFORMATION

BUILDING NAME:
Ennis Automotive, Inc.

SQUARE FOOTAGE:
158,000 (Approximate)

AVAILABLE ACREAGE:
17.0 Acres



SPECIFIC CHARACTERISTICS

LOCATION:	2400 N. Preston Street, Ennis, Texas	CONSTRUCTION DATE: 1956; Expansions in: 1973, 1978, 1979, 1980, 1991, 1992, 1994
TOTAL BUILDING AREA: 158,000 SF		TYPE OF CONSTRUCTION: Steel / Masonry
INSIDE CITY LIMITS: Yes		RESTROOMS: 5 Women & 5 Men
ROAD ACCESSIBILITY: Yes (Preston St.)	PAVED: Yes	ROOF: Metal / Steel
RAIL AVAILABLE AT SITE: No		CLEAR CEILING HEIGHT: 10.0 Ft. to 20.0 Ft.
ZONING: Light Industrial (L-I)	AIR CONDITIONING: Swamp	HEAT: Yes
FOOTPRINT: 158,000 SF	GROSS AREA: 158,000 SF	OFFICE AREA: 8,500 SF
DOCK HIGH DOORS: Eight (8)	GRADE LEVEL DOORS: Five (5)	SPRINKLED: No

UTILITIES

SERVICE	PROVIDER	AVAILABLE AT SITE	DISTANCE FROM SITE
NATURAL GAS	ATMOS Energy	Yes (4" Gas Main; 15 PSI)	Main available along Preston Street
WATER	City of Ennis	Yes (8" Water Main)	Main available along Preston Street
WASTEWATER	City of Ennis	Yes (8" Gravity Flow Main)	Main available along Preston Street
ELECTRICITY	Retail Provider of Choice	Yes (7,200 Volt; 3-Phase)	Line available along Preston Street

PRICE PER SQ FT: Negotiable

OTHER COMMENTS: Heavy electrical present: 138 kVA overhead line available at rear of property.