



Cravey Real Estate Services facilitates major industrial sale in Victoria

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Cravey Real Estate Services, Inc.'s **John Foret** represented the seller, Ken Garner Manufacturing, in the sale of a major industrial facility at 203 Wayne Watkins Drive in Victoria, Texas.

This high-profile transaction marks a significant milestone for the region's industrial and economic development landscape.

The 41,829-square-foot facility, located within a 16-acre industrial park, was listed for \$7.5 million. Purpose-built for heavy manufacturing, the property's construction is designed to accommodate demanding industrial operations.

Notable features include a soaring 30 foot clear height, 90 tons of HVAC capacity serving the main warehouse and the engineered 8 inch concrete slab reinforced with double mat rebar. This heavy-duty foundation significantly increases the floor's load-bearing capacity, making it ideal for supporting the weight and vibration of large industrial machinery and equipment. Additional highlights include five overhead cranes (four 25-ton and one 7.5-ton), dual high-capacity electrical service panels and full access to municipal utilities.

The facility's resiliently engineered construction and integrated systems make it ideal for high-volume fabrication, assembly or specialized industrial use. Designed to meet stringent manufacturing demands, the property also features windstorm engineering, climate-controlled warehousing and over \$2,500,000 in crane and handling infrastructure.

The transaction was managed by Cravey's John Foret, whose industrial market expertise and diligence throughout the process earned praise from the seller. Ken Garner, Chairman of Ken Garner Manufacturing, remarked, "You were diligent and professional throughout the process and a valuable resource for advice. You showed a deep knowledge of industrial property that I think is uncommon for real estate representatives." Garner added that the company was confident it "could not have made a better choice" in selecting Foret and Cravey Real Estate Services to lead the transaction.

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