

DEVELOPMENT OPPORTUNITY

63.40 Acres For Sale or BTS

Located in Qualified Opportunity Zone

2498 Industrial Drive, Cleburne, TX 76033



IMMEDIATE ACCESS

To Chisholm Trail Pkwy and US 67

UP TO 800,000

Square Feet

DENSE LABOR POOL

±63 ACRES

Available

QOZ

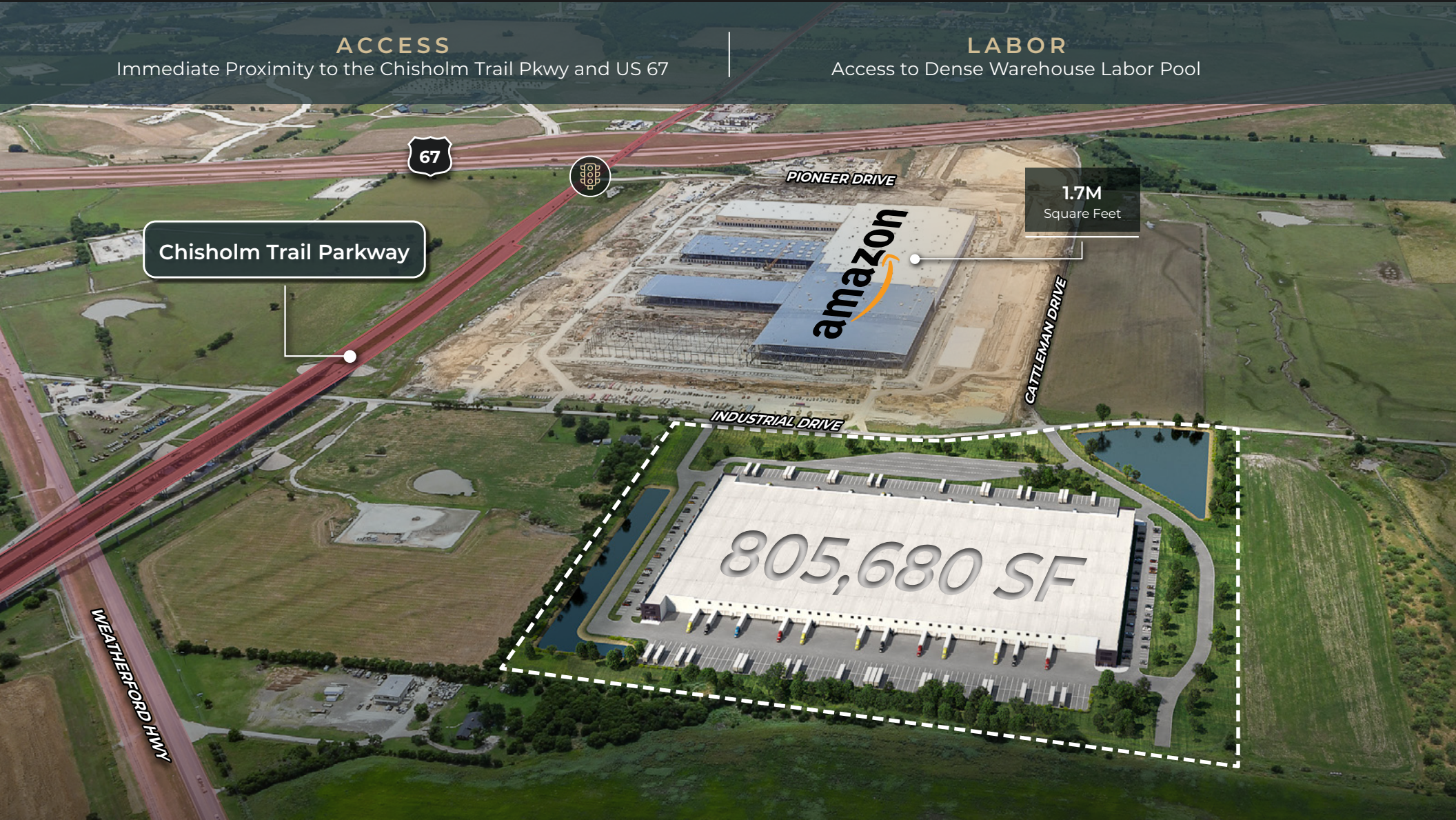
Location

ACCESS

Immediate Proximity to the Chisholm Trail Pkwy and US 67

LABOR

Access to Dense Warehouse Labor Pool

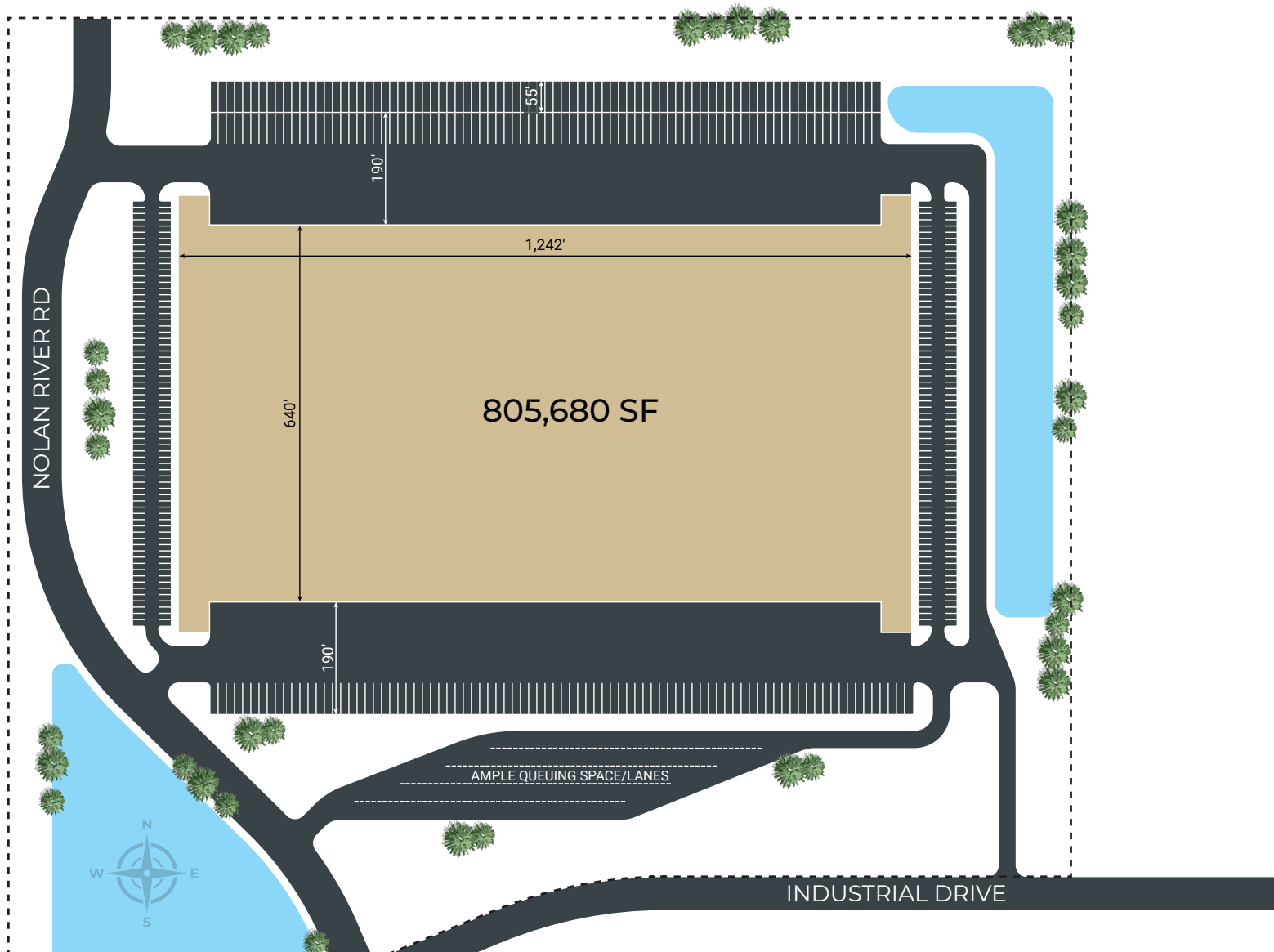


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805,680 SF
Size

190'
Truck Court

640' x 1,242'
Building Dimensions

195
Dock Doors

3,500 SF
Office

280
Auto Parking Spaces
(Expandable)

54' x 50'
Column Spacing

4
Drive-In Doors

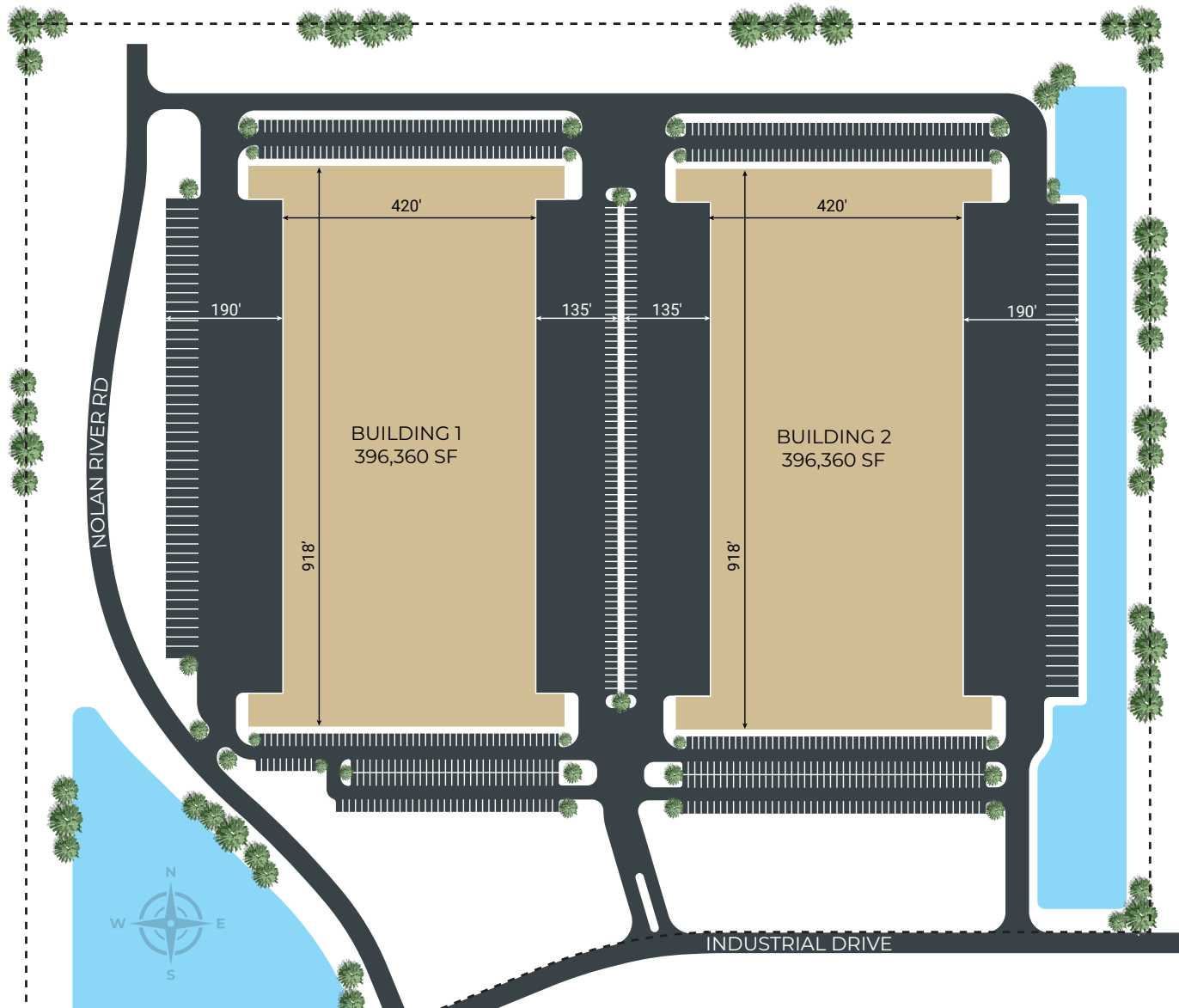
246
Trailer Parking
(Expandable)

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BUILDING 1

396,360 SF

Size

135' x 190'

Truck Court

918' x 420'

Building Dimensions

100

Dock Doors

4

Drive-In Doors

280

Auto Parking Spaces

50

Trailer Parking

BUILDING 2

396,360 SF

Size

135' x 190'

Truck Court

918' x 420'

Building Dimensions

100

Dock Doors

4

Drive-In Doors

320

Auto Parking Spaces

50

Trailer Parking

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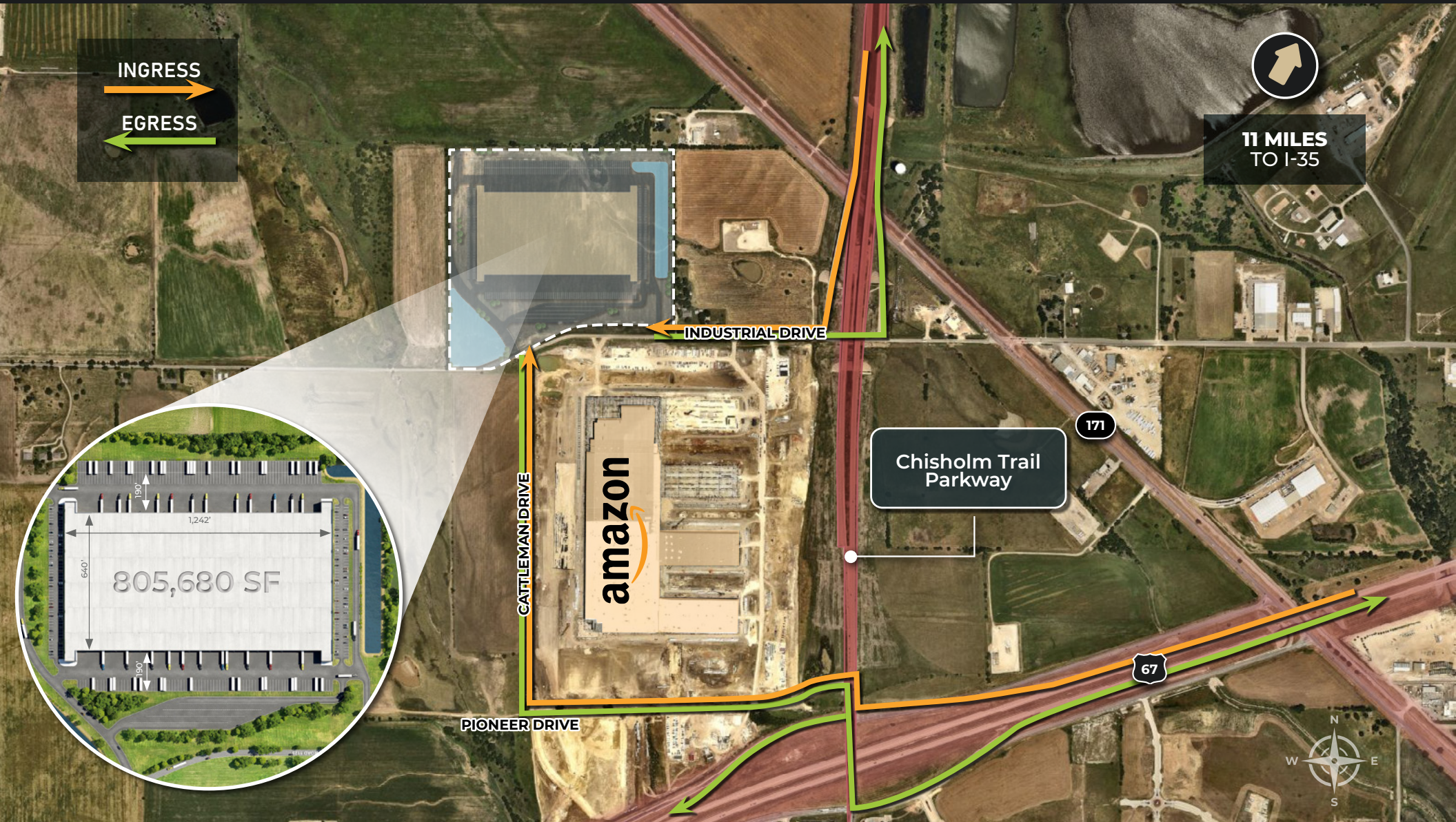
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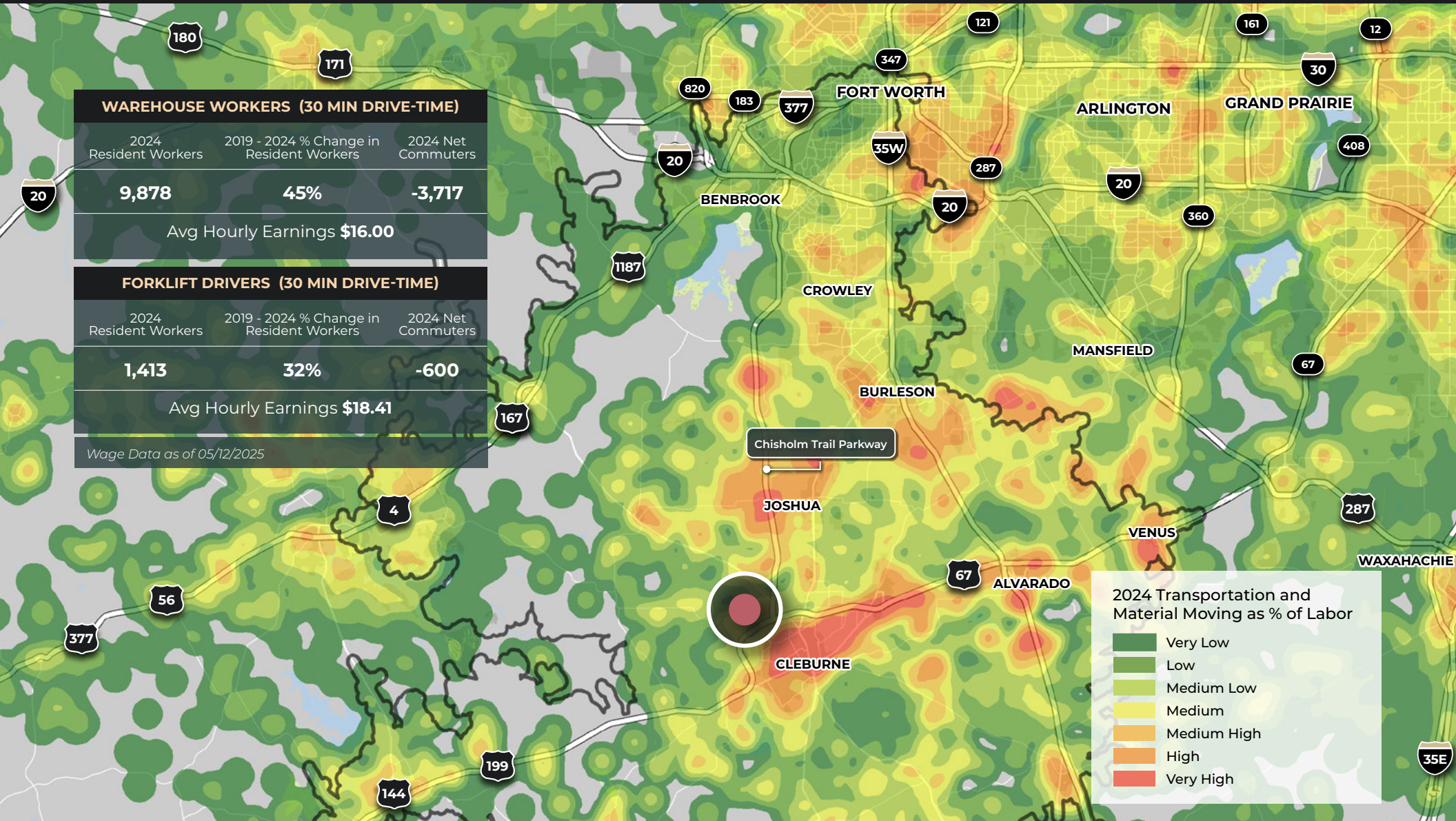


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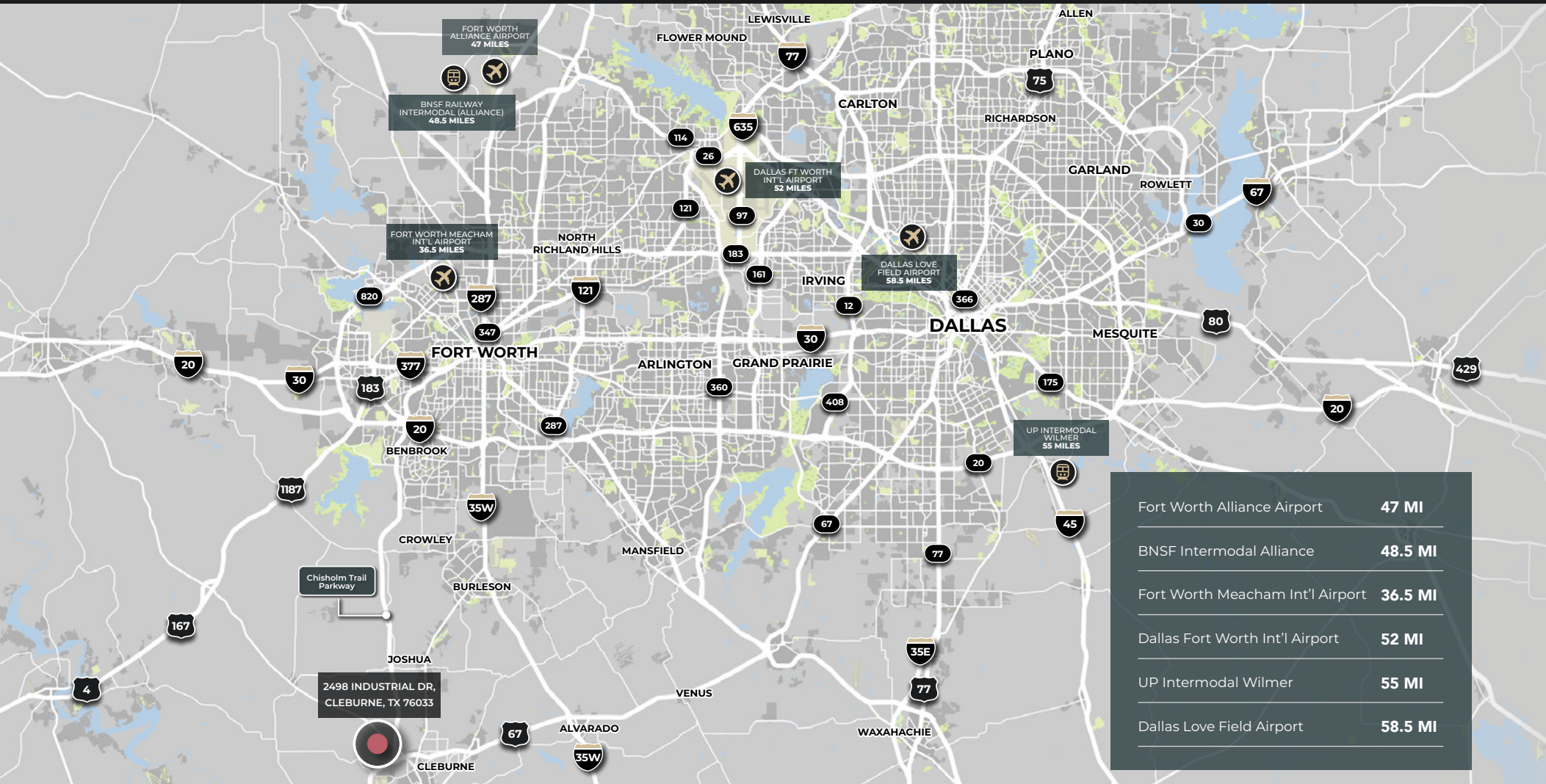
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