



## 744 FM 609 Auto/Industrial

744 FM 609, La Grange, TX 78945

**Glenn Synnott**  
JESCO Inc  
Austin, TX 78760  
[jescoproperties@gmail.com](mailto:jescoproperties@gmail.com)  
(512) 329-9255

# 744 FM 609 Auto/Industrial

\$9.60 /SF/YR

Fleet Service Location. Located conveniently between Austin, Houston, and San Antonio  
12-Bay Shop for trucks, trailers and automobiles.  
Ample parking plus 4ac storage yard with easy access.  
20,737sf (18,000sf Building + 2,737sf Upstairs)

Take a look at the 3D walkthrough of this building - link below...

- 20,737sf industrial facility with parking and 4ac enclosed yard.



Rental Rate: \$9.60 /SF/YR

Property Type: Industrial

Rentable Building Area: 20,737 SF

Year Built: 2012

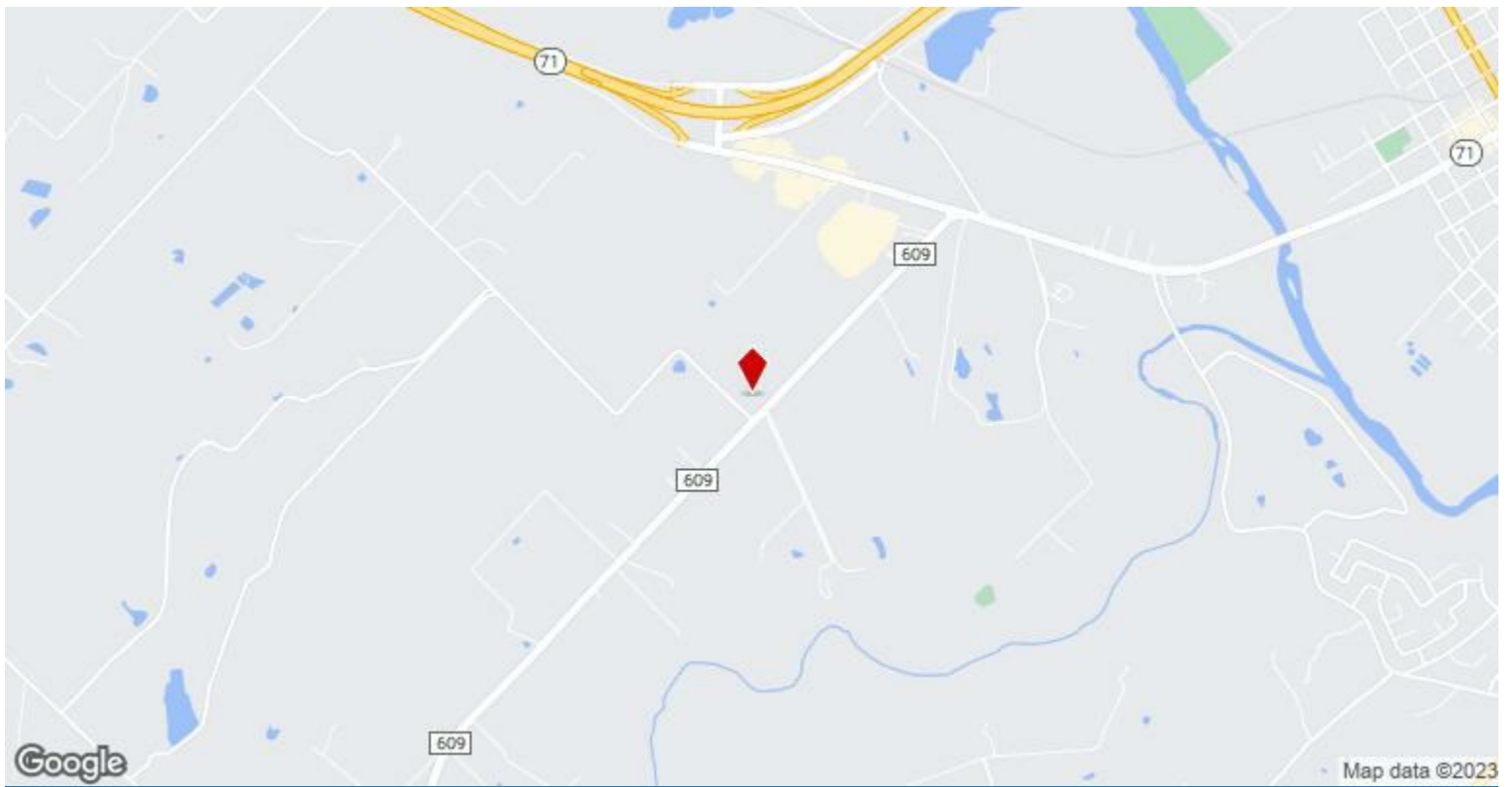
Taxes: \$0.04 USD/SF/MO

Operating Expenses: \$0.05 USD/SF/MO

Rental Rate Mo: \$0.80 /SF/MO

## 1st Floor

Space Available	20,737 SF
Rental Rate	\$9.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years



## 744 FM 609, La Grange, TX 78945

Fleet Service Location. Located conveniently between Austin, Houston, and San Antonio  
12-Bay Shop for trucks, trailers and automobiles. Ample parking plus 4ac storage yard with easy access.  
20,737sf (18,000sf Building + 2,737sf Upstairs)

Take a look at the 3D walkthrough of this building - [link below](#)



# Property Photos



1-original



3-original



# Property Photos



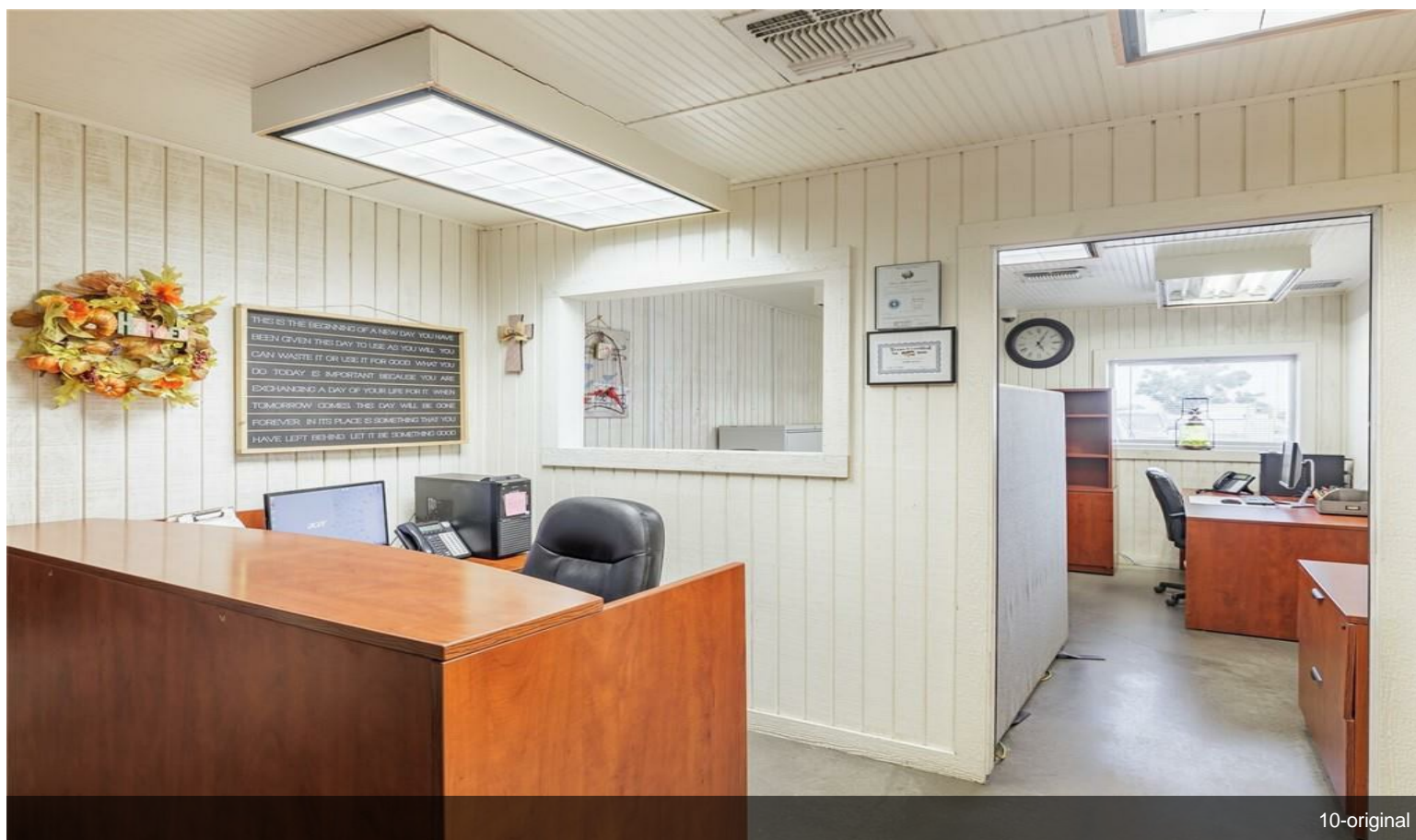
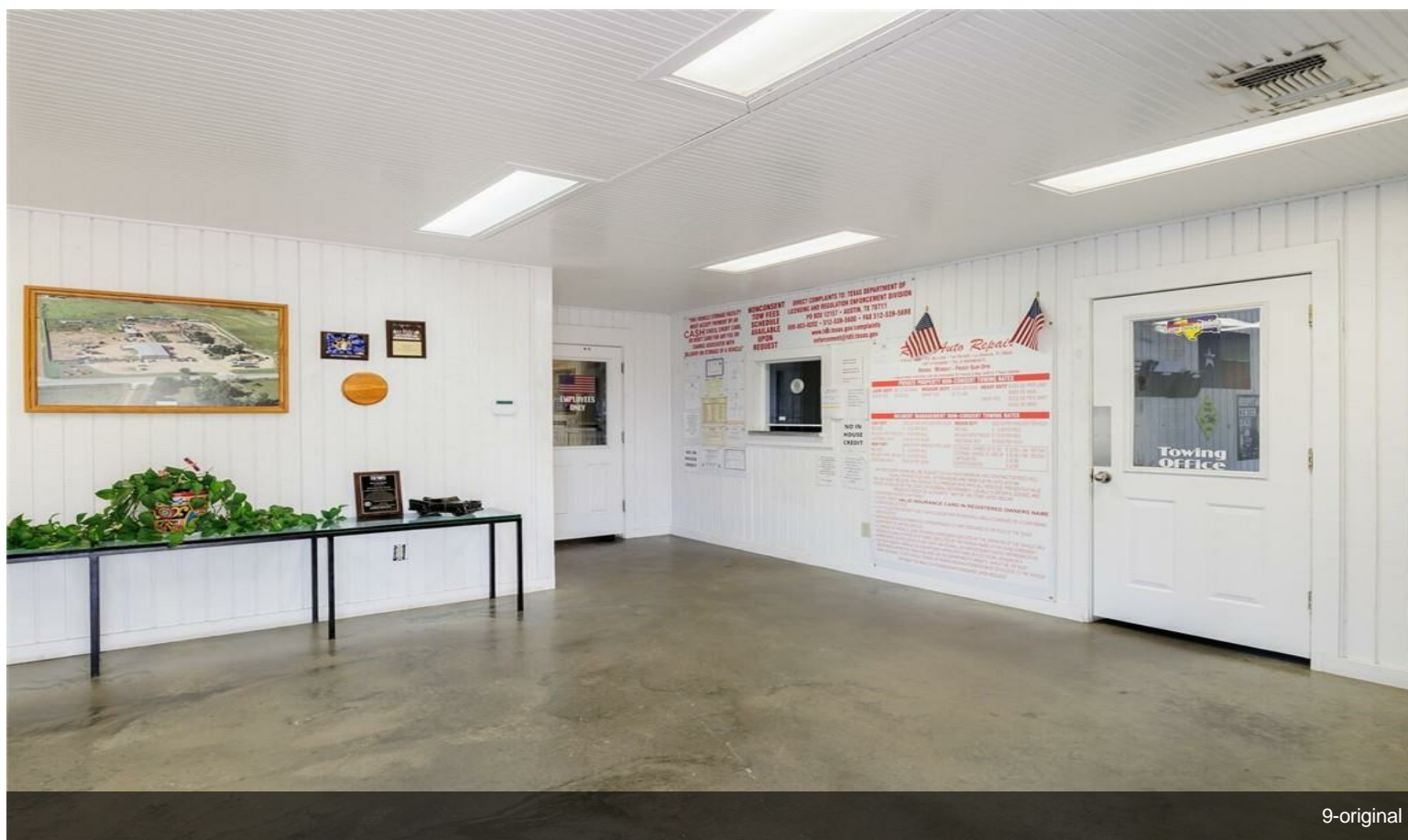
4-original



7-original

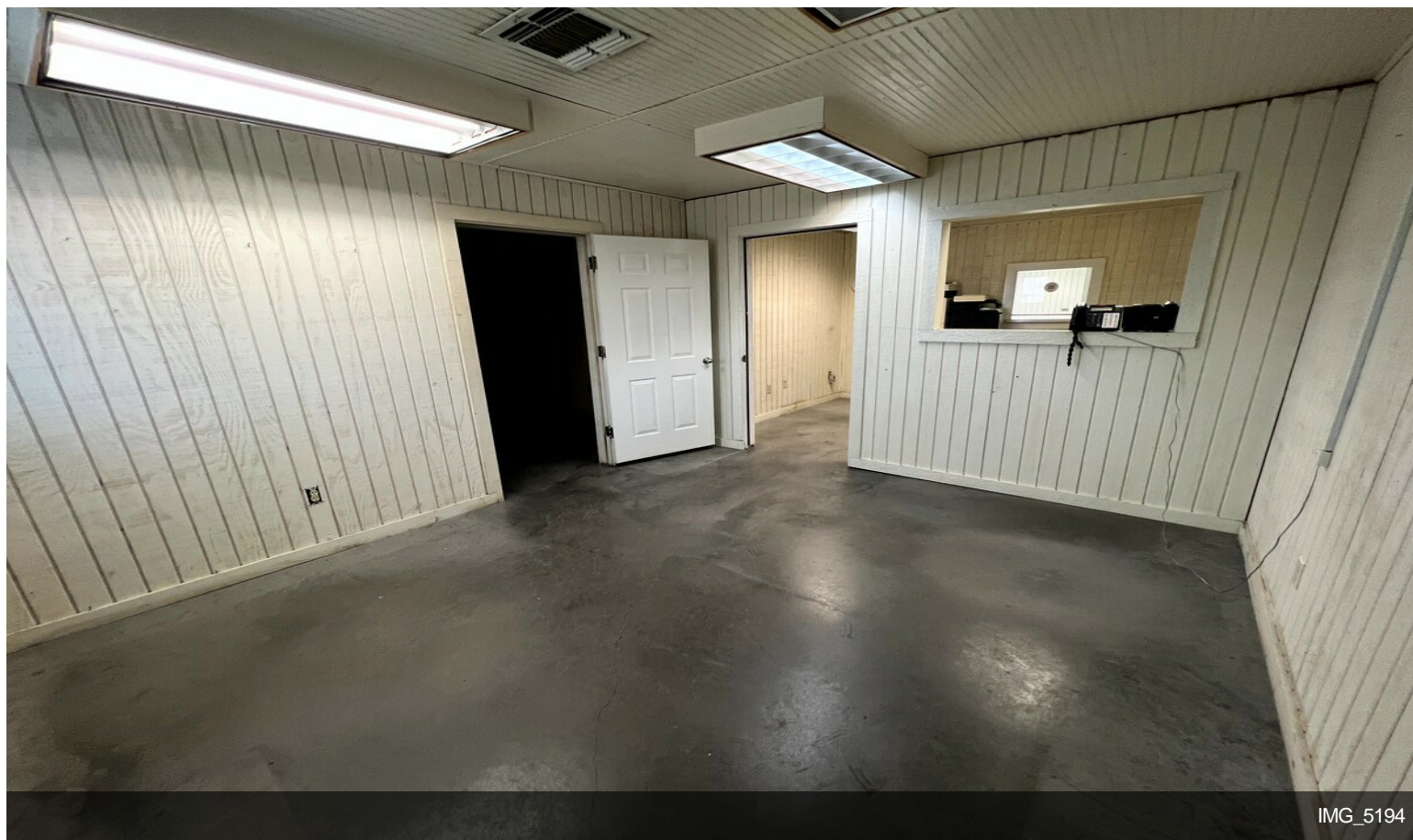


# Property Photos

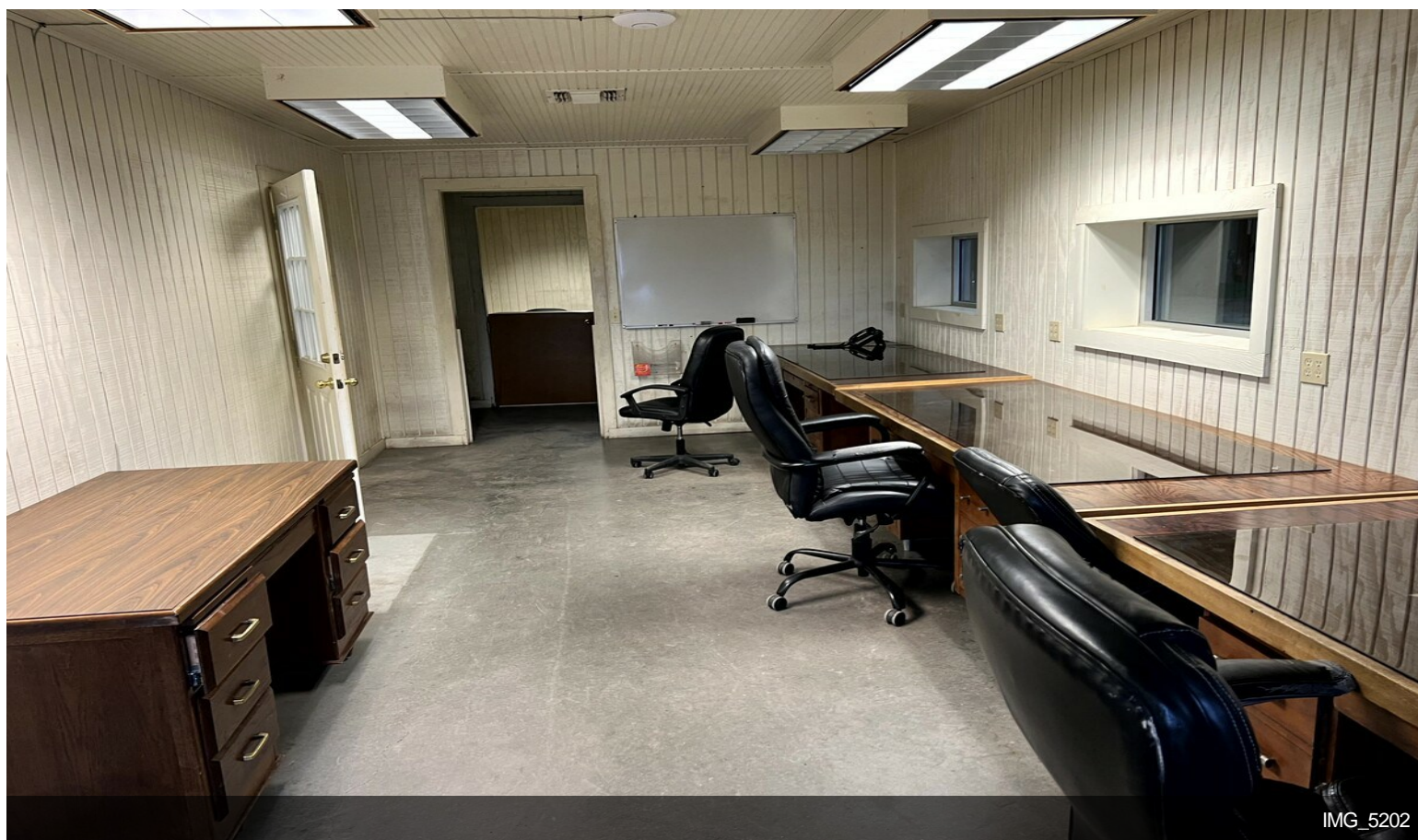




# Property Photos



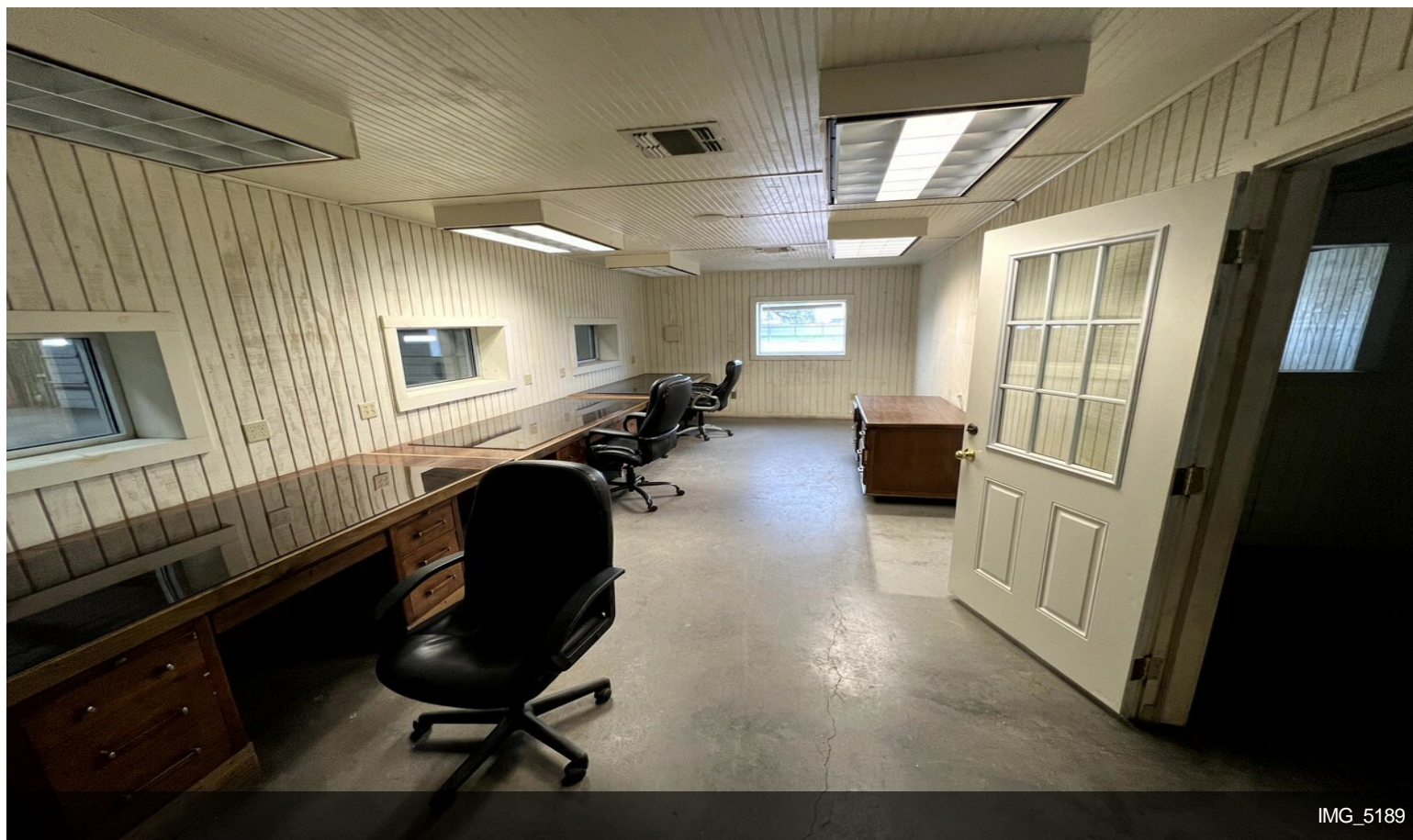
IMG\_5194



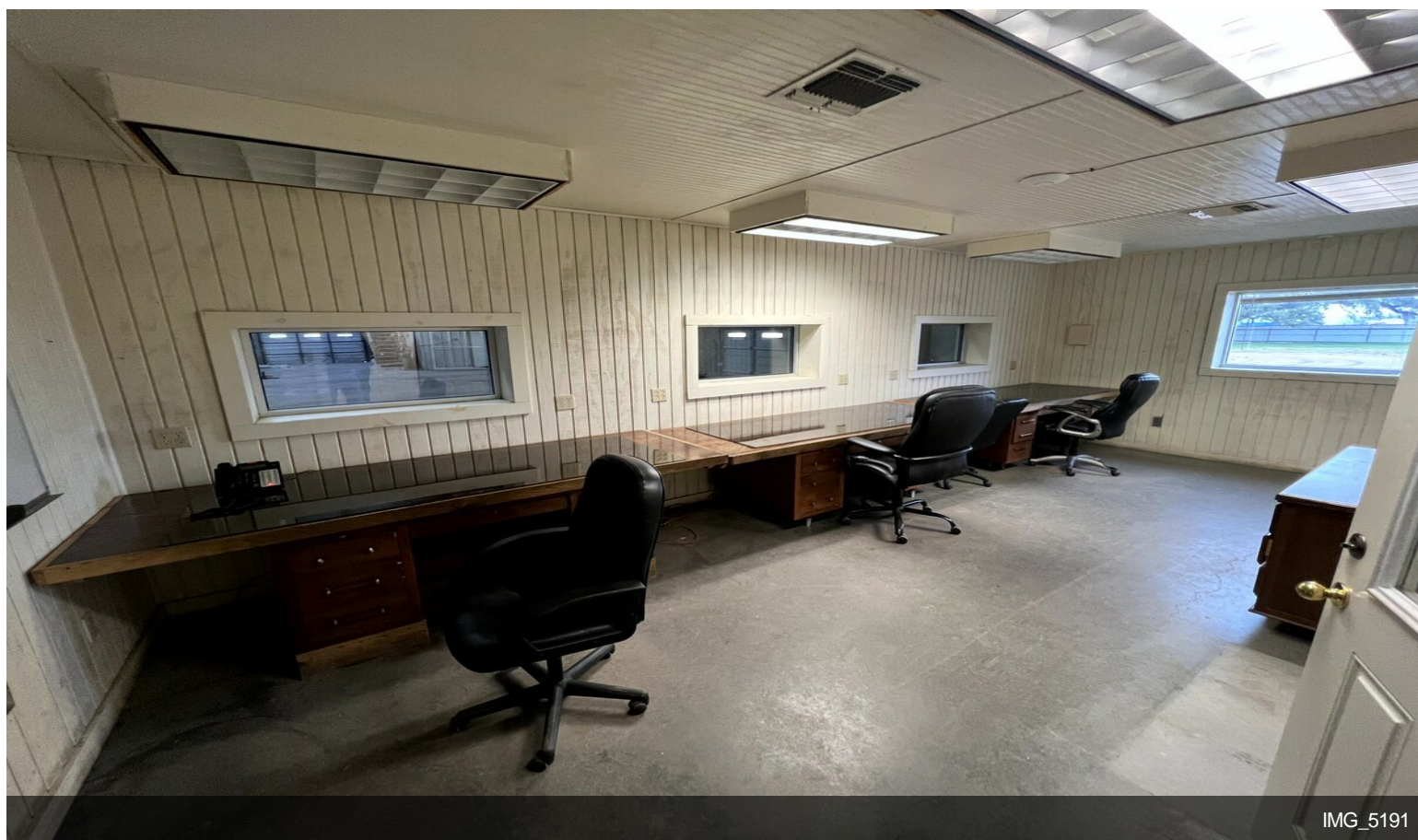
IMG\_5202



# Property Photos



IMG\_5189



IMG\_5191



# Property Photos



IMG\_5208



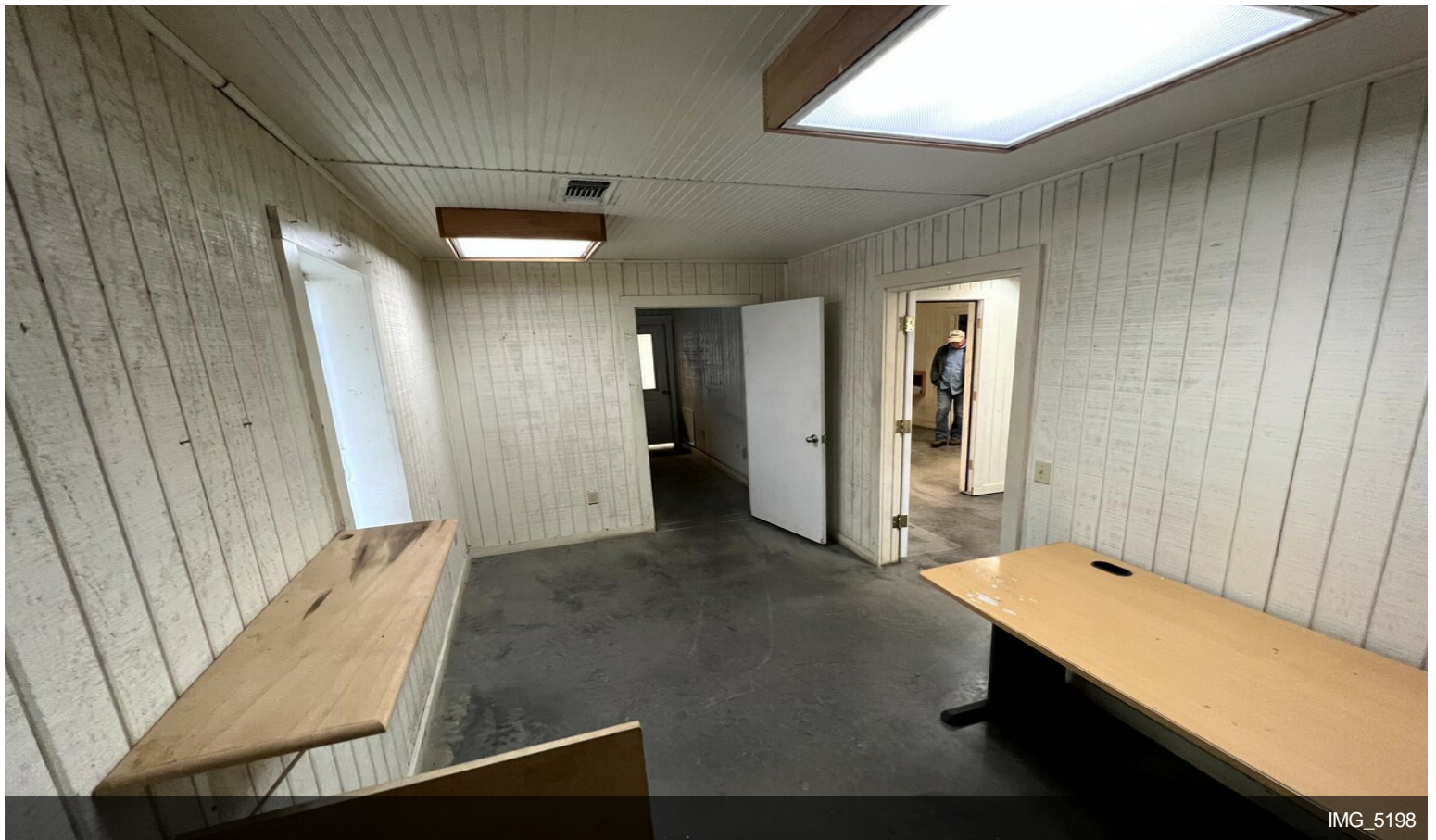
IMG\_5192



# Property Photos



IMG\_5199



IMG\_5198

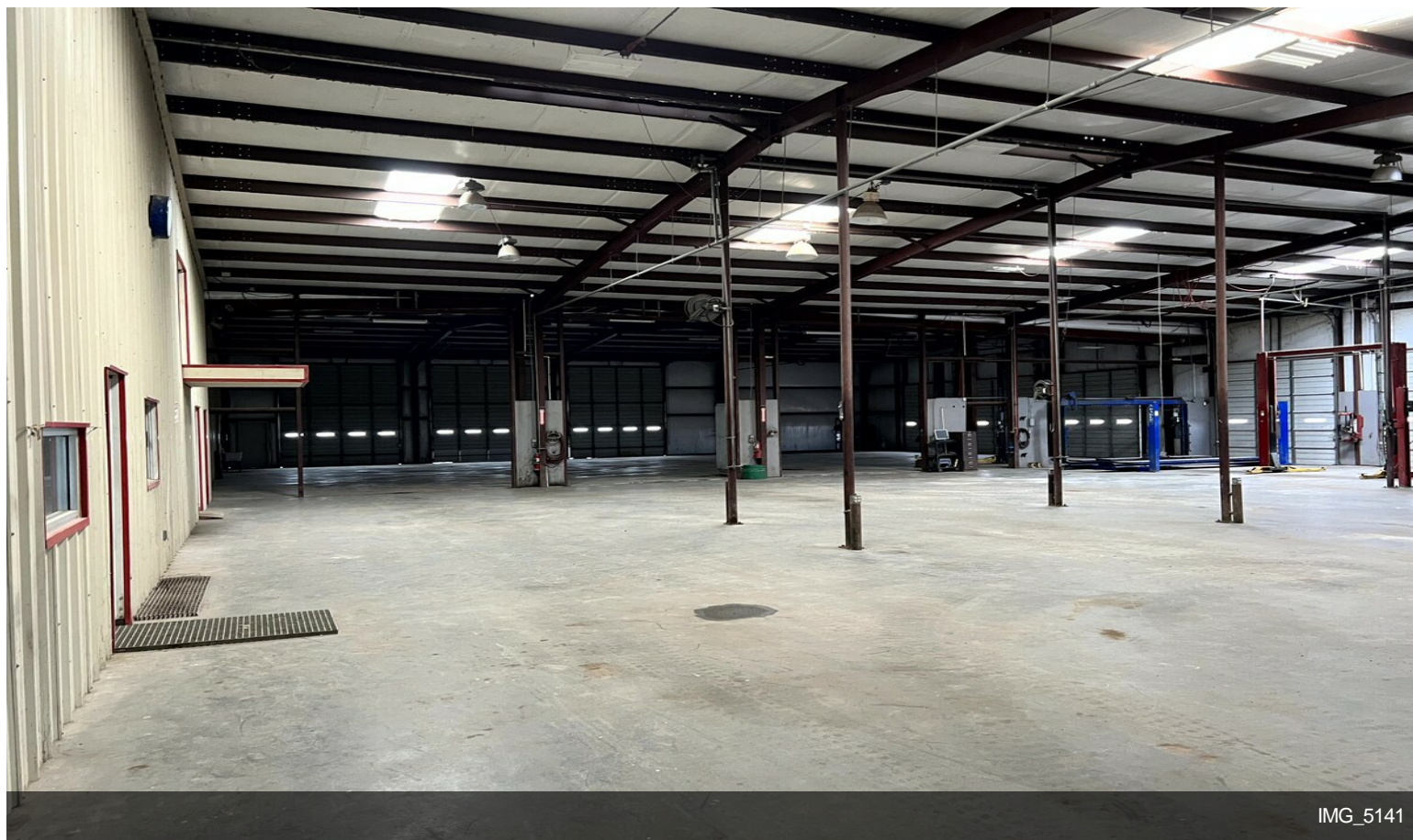


# Property Photos

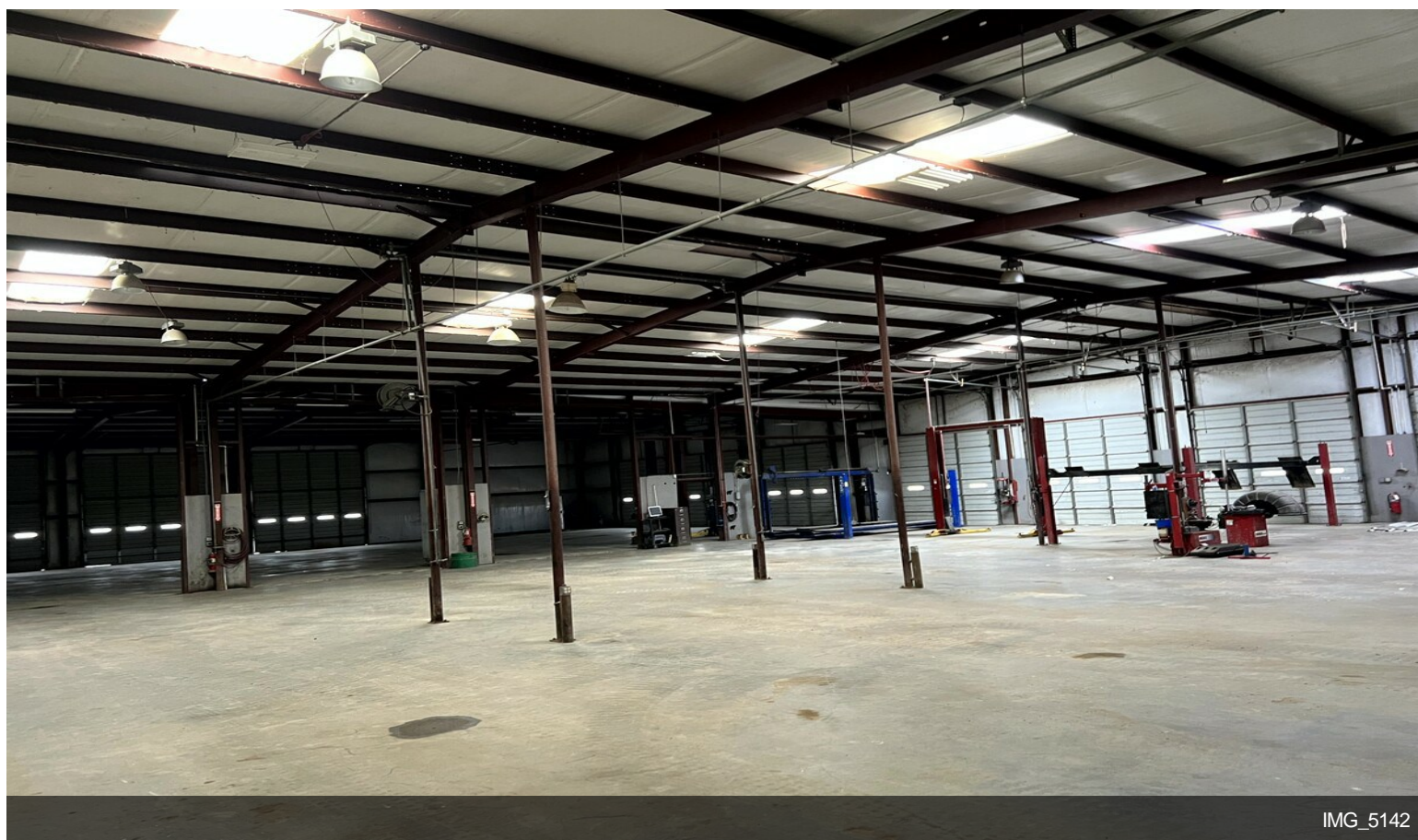




# Property Photos



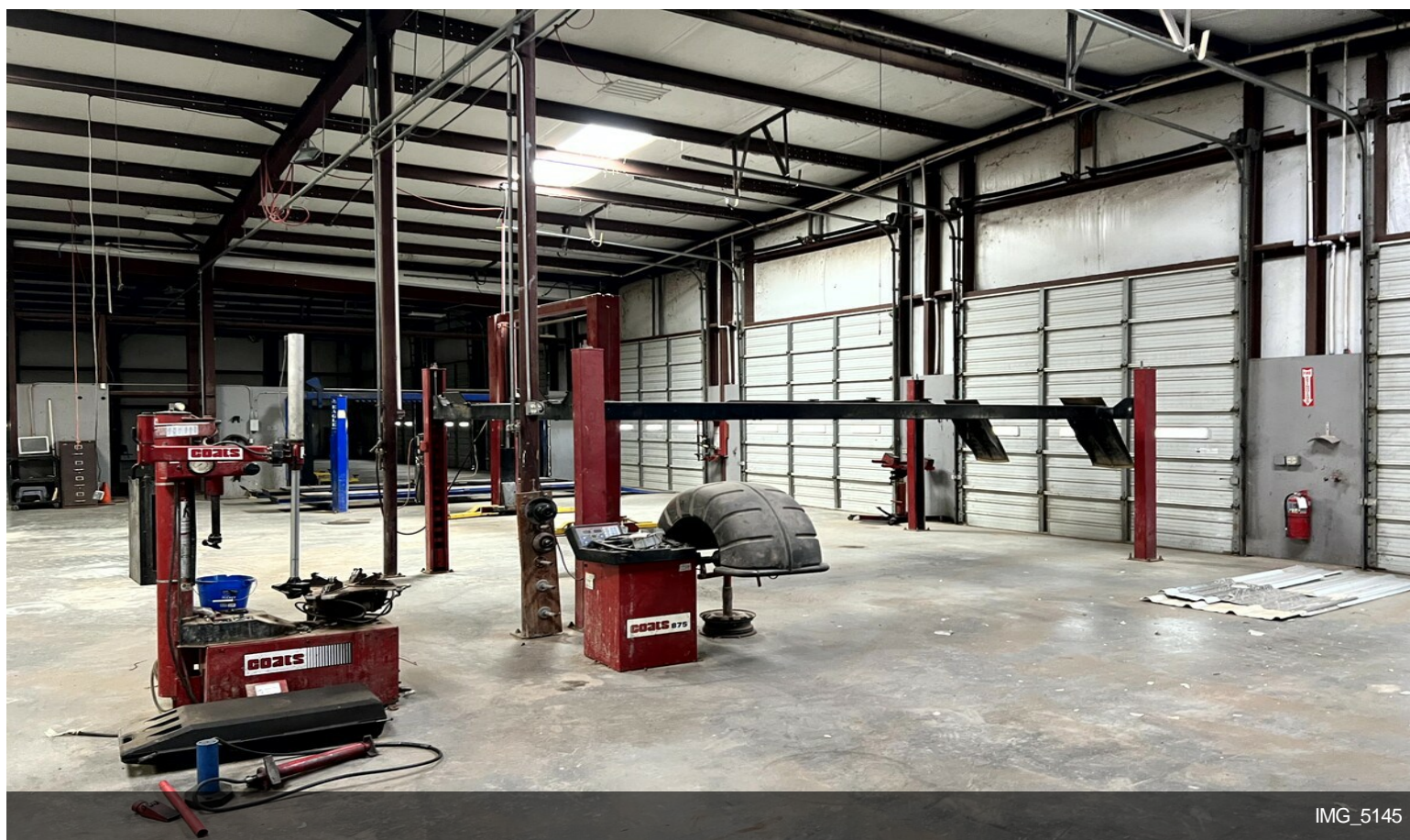
IMG\_5141



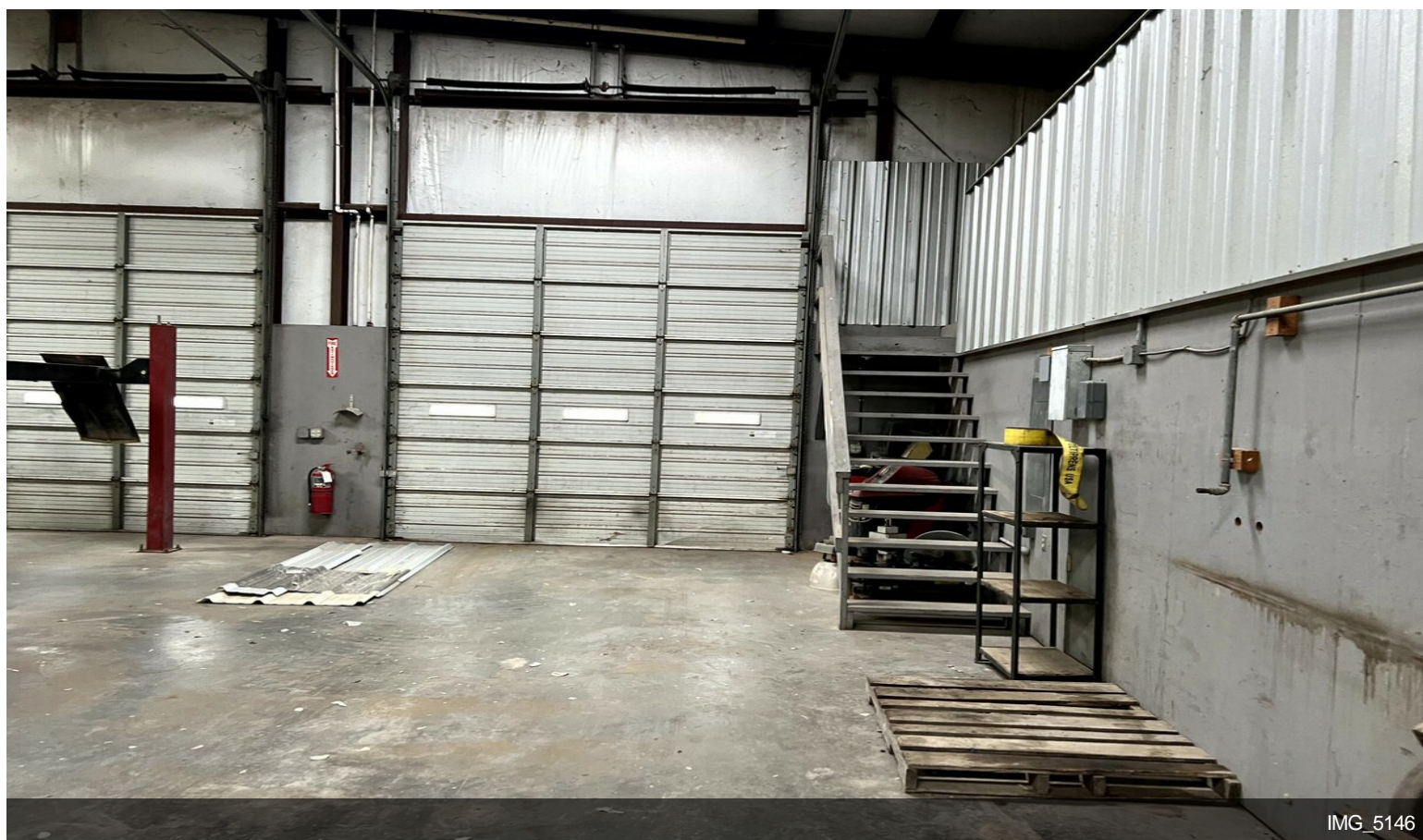
IMG\_5142



# Property Photos



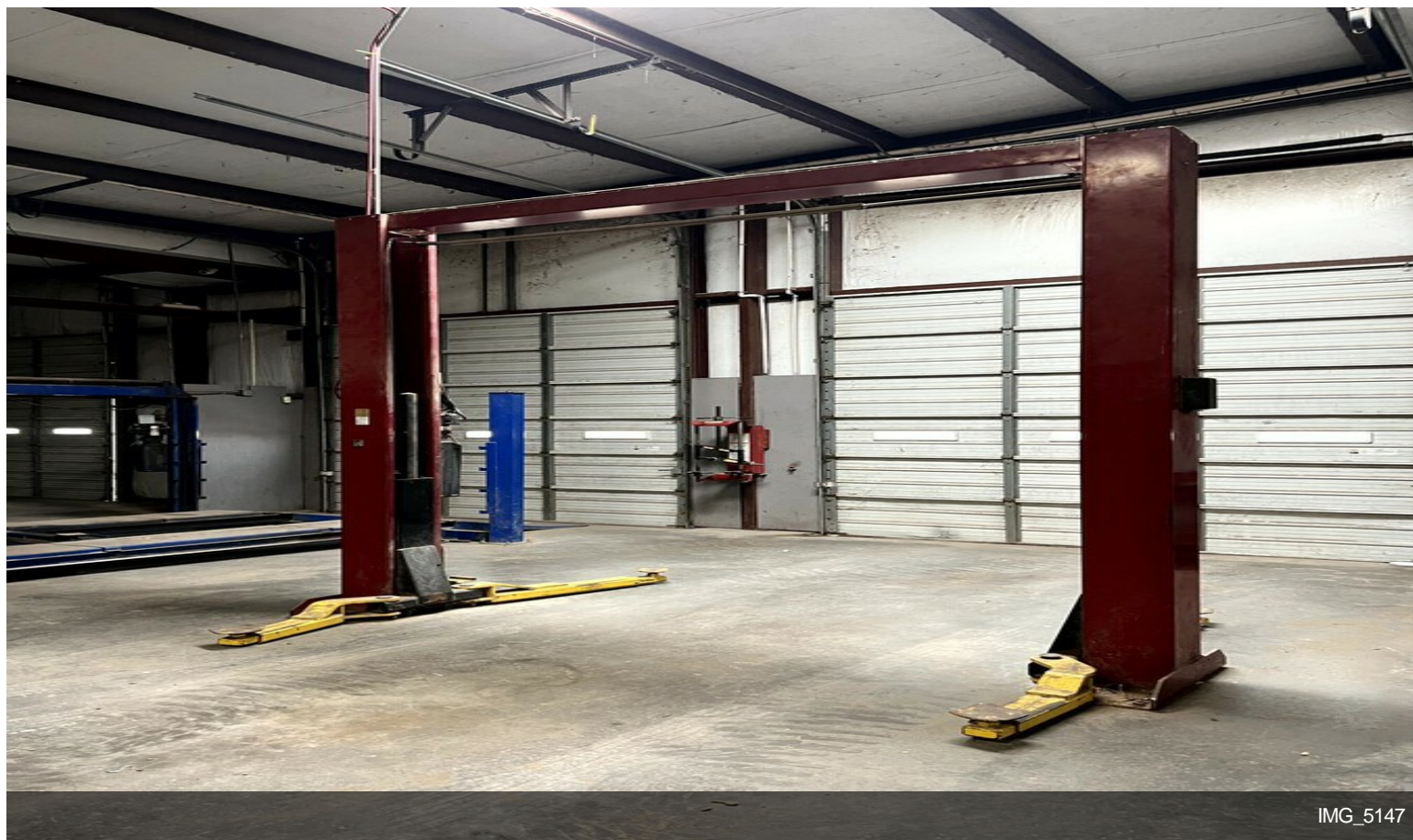
IMG\_5145



IMG\_5146



# Property Photos



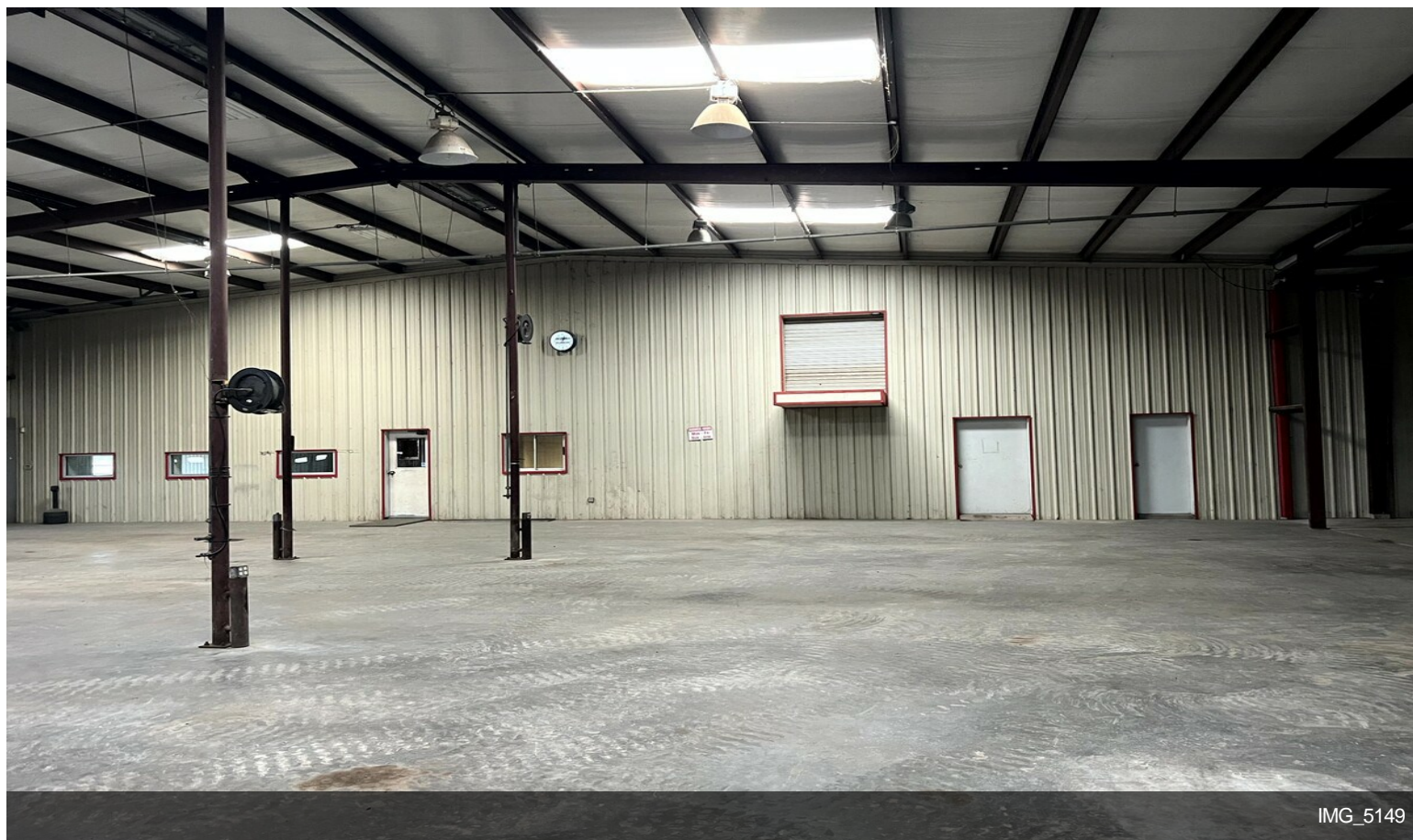
IMG\_5147



IMG\_5148



# Property Photos



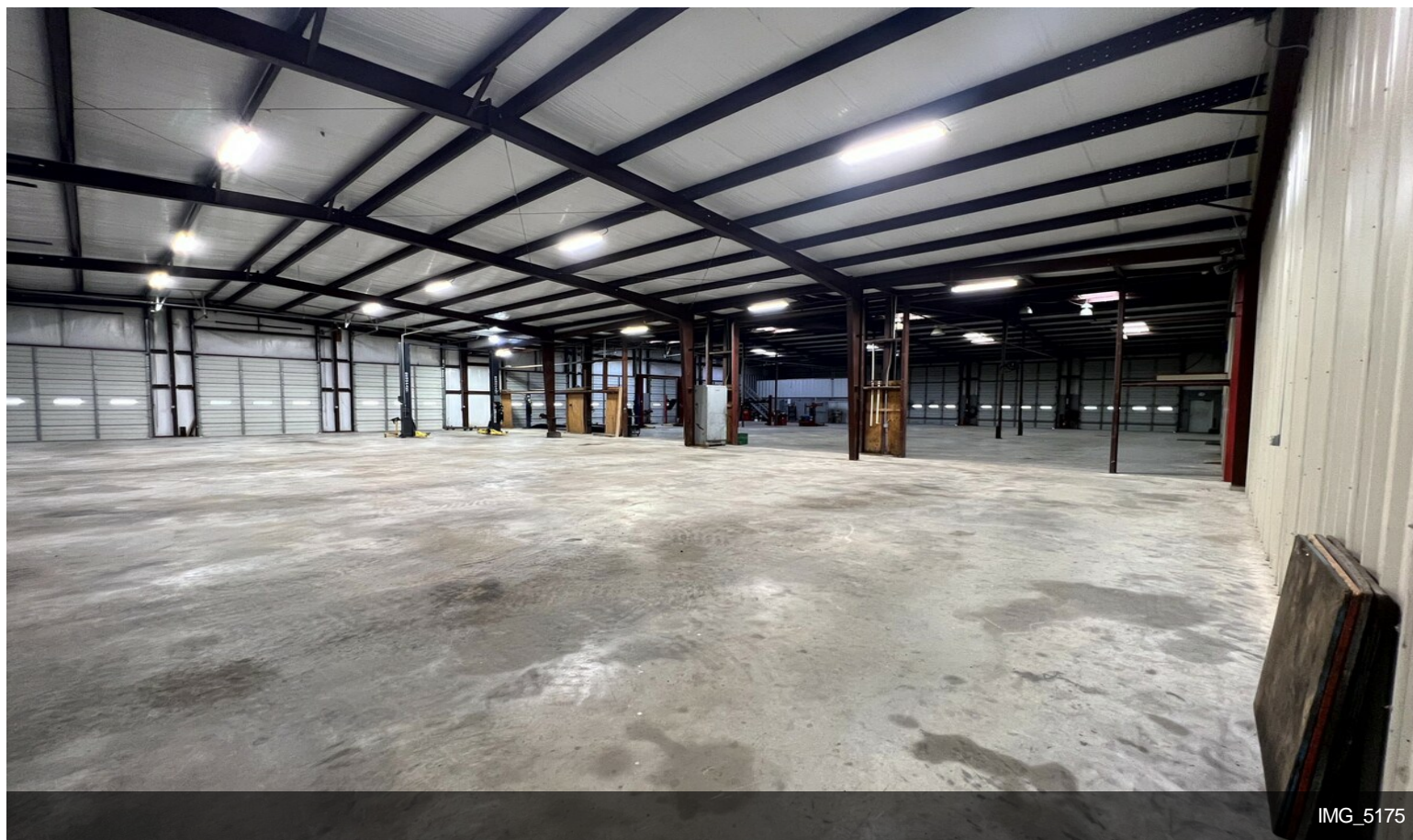
IMG\_5149



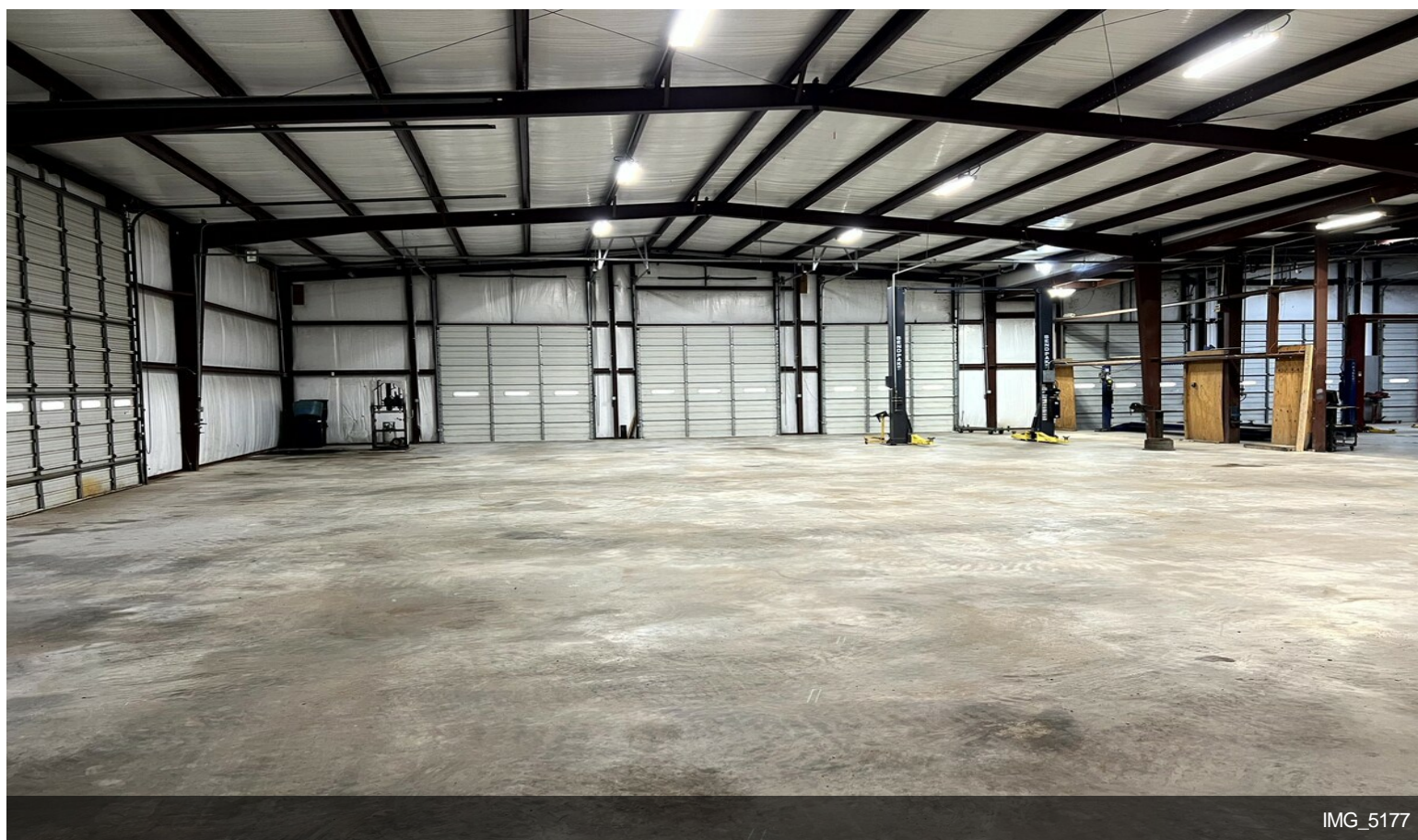
IMG\_5151



# Property Photos



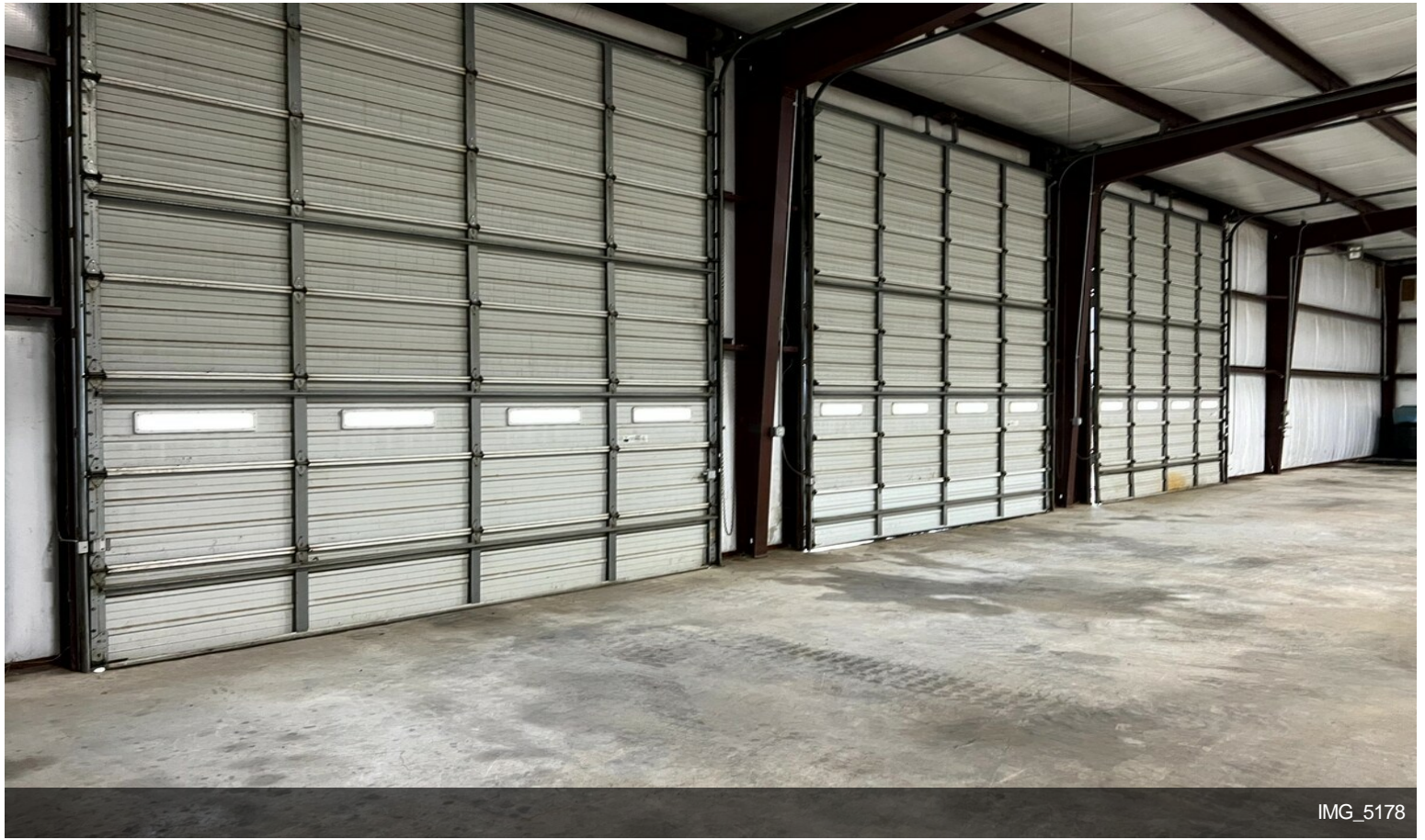
IMG\_5175



IMG\_5177



# Property Photos



IMG\_5178



18-original



# Property Photos



IMG\_5171



IMG\_5167



# Property Photos



IMG\_5169



19-original



# Property Photos



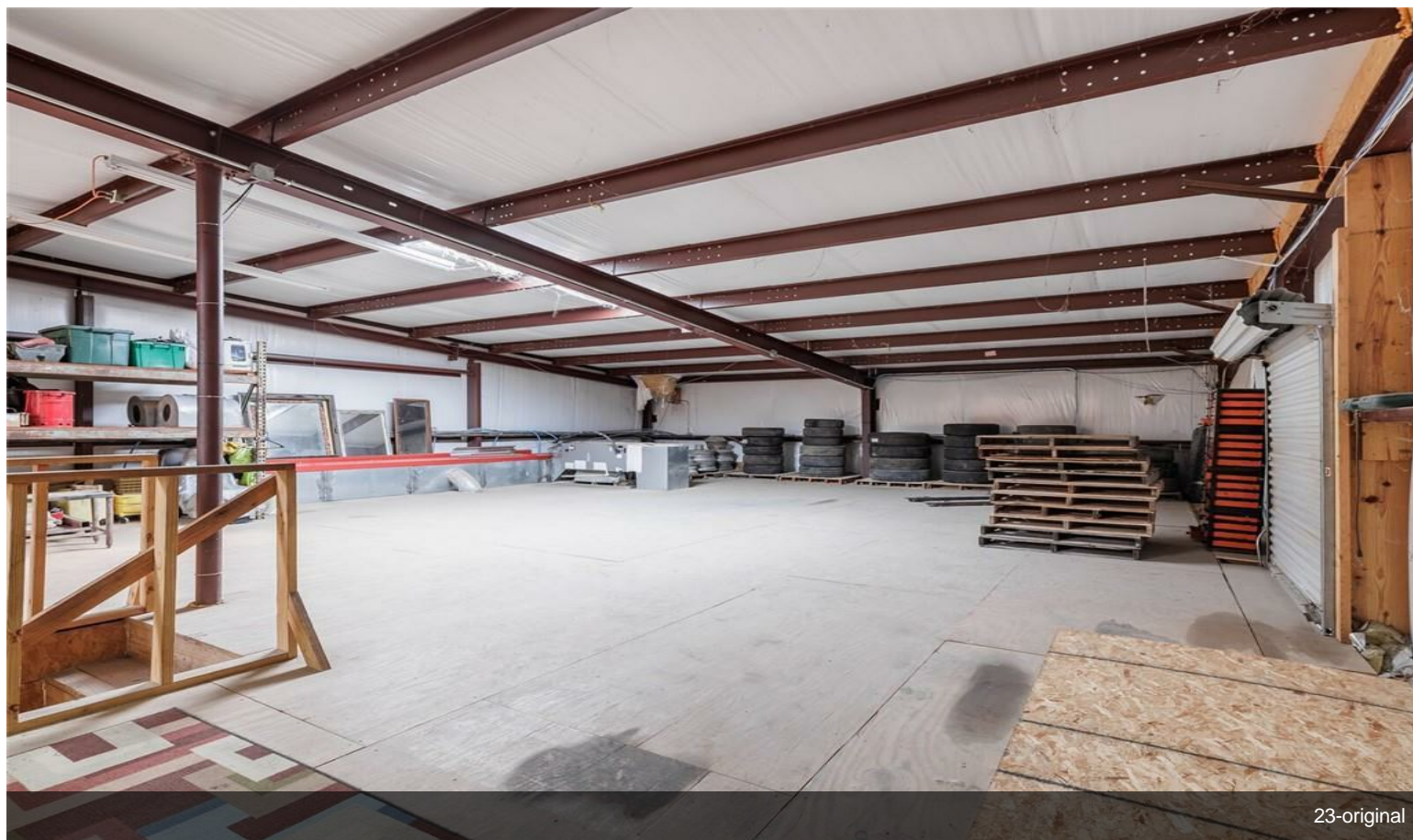
8-original



IMG\_5173



# Property Photos



23-original



24-original



# Property Photos



25-original



26-original

# Property Photos





# Property Photos



IMG\_5206

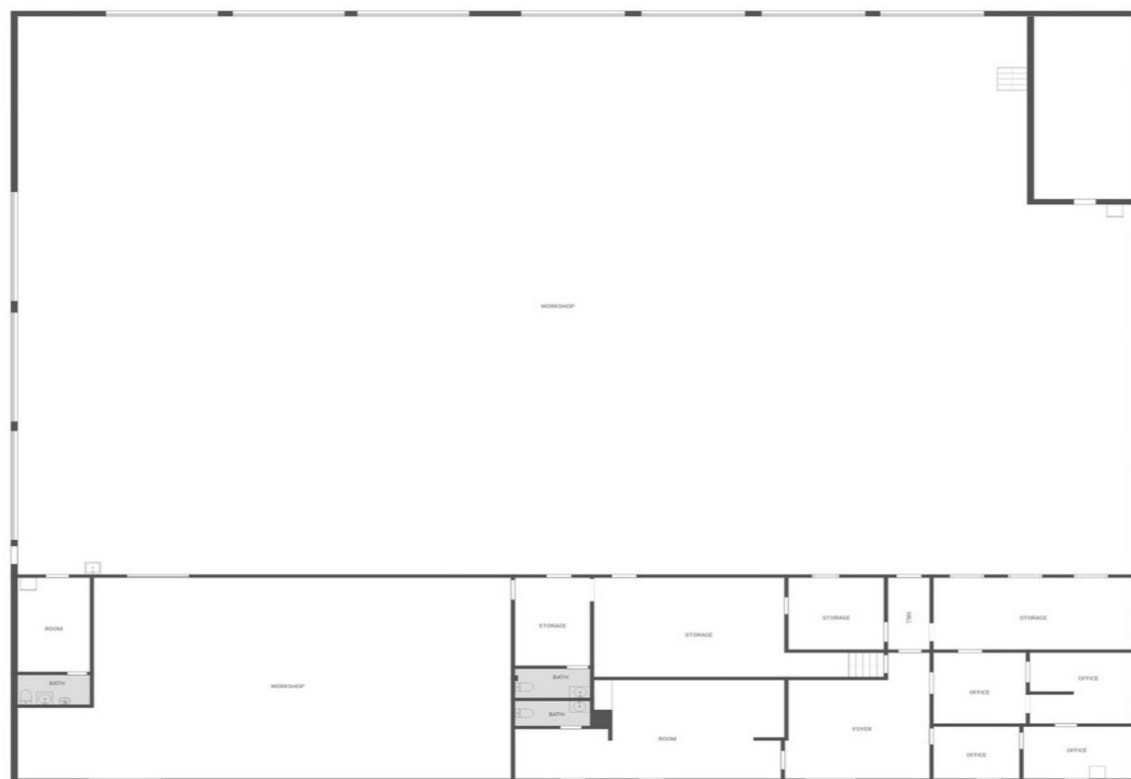


IMG\_5212

# Property Photos



IMG\_5211



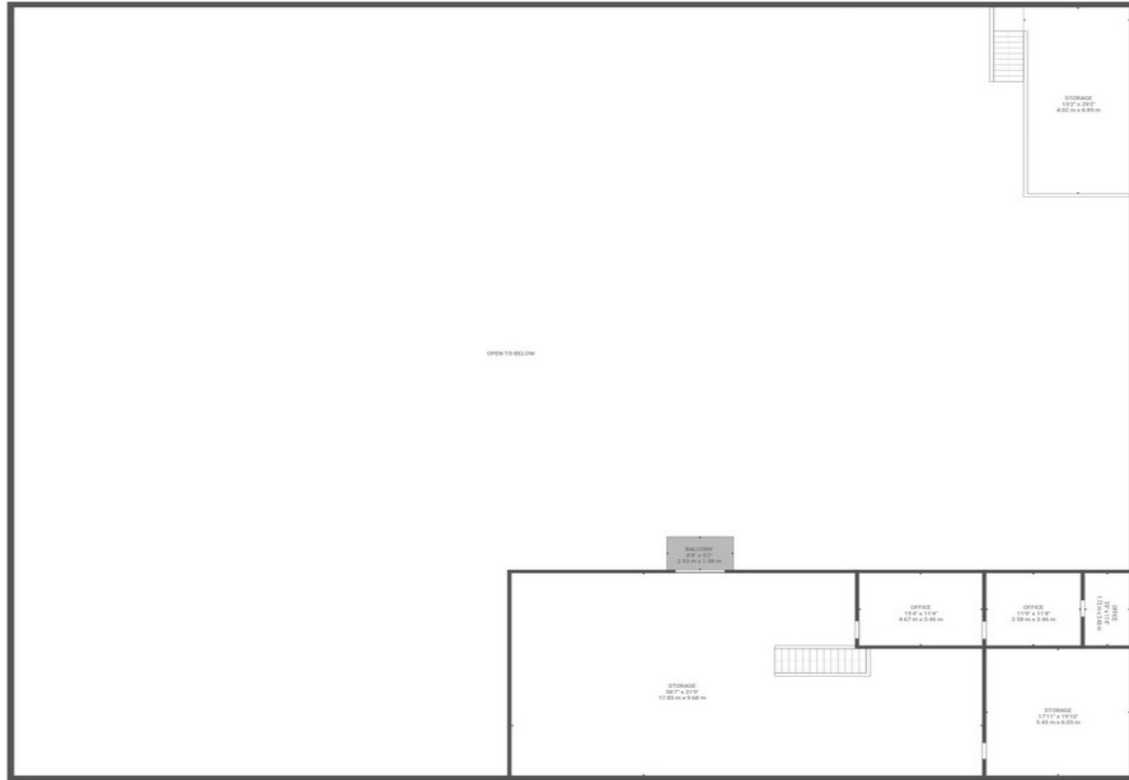
Building Size: First Floor - 18,000sf

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

744LaGrange-FloorPlan



# Property Photos



Building Size: Second Floor - 2,737sf  
Mezzanine Over Mechanical Room - 390sf

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

744LaGrange-FloorPlan-Upstairs