

Industrial For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

Office/Warehouse on 2+/- Acres

4105 S Chadbourne , San Angelo, TX, 76904

Industrial: Warehouse/Office For Lease

Prepared on December 01, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

| | |
|-----------------------|------------------------------|
| Suite | - |
| Sublease | - |
| Total Available Space | 11,769 SF |
| Min Div/Max Contig | Not present/11,769 SF |
| Asking Rate | \$6,800 Monthly |
| Lease Type | Modified Gross |
| Expenses | - |
| Lease Terms | 3-5 |
| Signage | On Building |
| Show Instructions | Call broker |
| Renewal | Yes |
| Divisible | Not present |
| Vacant | No |
| Available Date | Now |
| Date Listed | 12/01/2025 |

| | |
|-------------------|--------------------------------|
| Last Modified | 12/01/2025 |
| Listing ID | 43933687 |
| Yard | Yes: Fenced and Unpaved |
| Standard Electric | Yes |
| Heavy Electric | Yes |
| Clear Height | 14 ft |
| Ceiling Height | 16 ft |
| Dock High Doors | - |
| Grade Level Doors | 2 |
| Owner Occupied | Yes |
| Entire Floor | Yes |
| Air Conditioned | Yes |
| Heated | Yes |
| Restrooms | 3 |
| Parking Spaces | - |

Description

4105 is one of 3 buildings on the site. This was the main sales office with recent updates. The total of 11,750 sqft has roughly 3,500 sqft of office and training rooms attached to warehouse with 2 overhead doors facing a fenced yard with base material roughly 2+/- acres. This can be leased together or separate with the back warehouse at 4108 Ruby Lee

Property Features

Location Details

| | |
|---------|---|
| Address | 4105 S Chadbourne , San Angelo, TX, ... |
| Zoning | ML |
| County | Tom Green |

| | |
|---------|----------------------|
| Parcels | R71622 |
| Name | 4105 S Chadbourne St |

Building Details

| | |
|----------------------|---------------------|
| Sub Type | Warehouse/Office |
| Building Status | Existing |
| Building Size | 11,769 SF |
| Land Size | 2 Acres / 87,120 SF |
| Number of Buildings | 1 |
| Number of Floors | 1 |
| Year Built | 1956 |
| Primary Constr. Type | Steel |
| Occupancy Type | Single Tenant |
| Yard | - |
| Electricity | Yes |
| Clear Height | 16 ft |
| Ceiling Height | - |
| Dock High Doors | Not present |

| | |
|-------------------|-------------|
| Grade Level Doors | 2 |
| Rail Doors | Not present |
| Sprinklers | - |
| Water | Yes |
| Sanitary Sewer | Yes |
| Rail Service | No |
| Cranes | Not present |
| Number of Tenants | 1 |
| Restrooms | 3 |
| Air Conditioned | Yes |
| Heated | Yes |
| Owner Occupied | Yes |
| Warehouse HVAC | No |

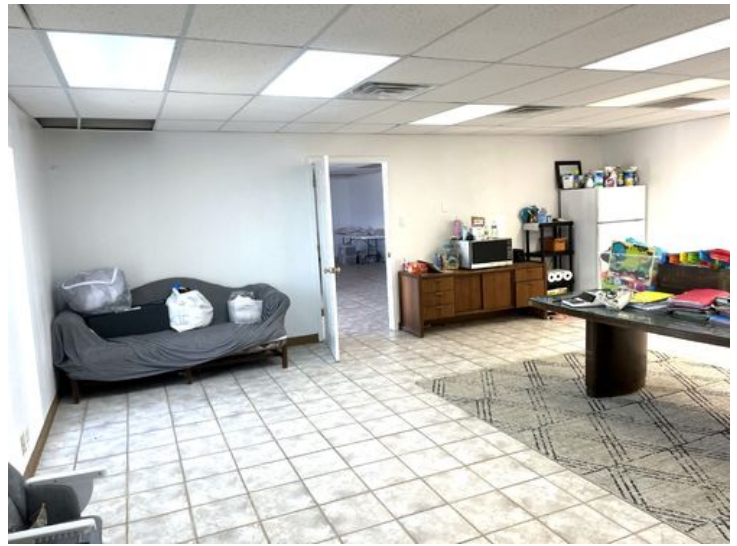
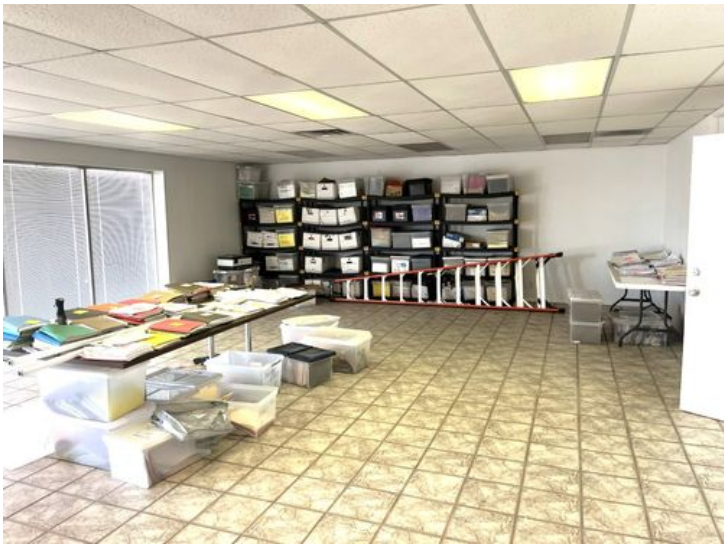
Property Listings

1 Listing | 11,769 SF | \$6,800 Monthly

| Type | Space Use | Suite | Available Space | Rate | Available | Clr Ht | Ceil Ht | Doors | Office | Yard | Power |
|-----------|------------|-------|-----------------|-----------------------------|-----------|--------|---------|-------|--------|------|-----------|
| For Lease | Industrial | - | 11,769 SF | \$6,800 Month Modified G... | Now | 14 ft | 16 ft | 2 GD | - | Yes | - / - / - |

Additional Photos







Contact



Brandon K Sanders
325-653-1489
brandon@steveeustisrealestate.com



Steve Eustis Co