

# Industrial ★ LEASE

125 & 129 M&M RANCH ROAD  
GRANBURY, TX 76049



**LANCARTE**  
COMMERCIAL

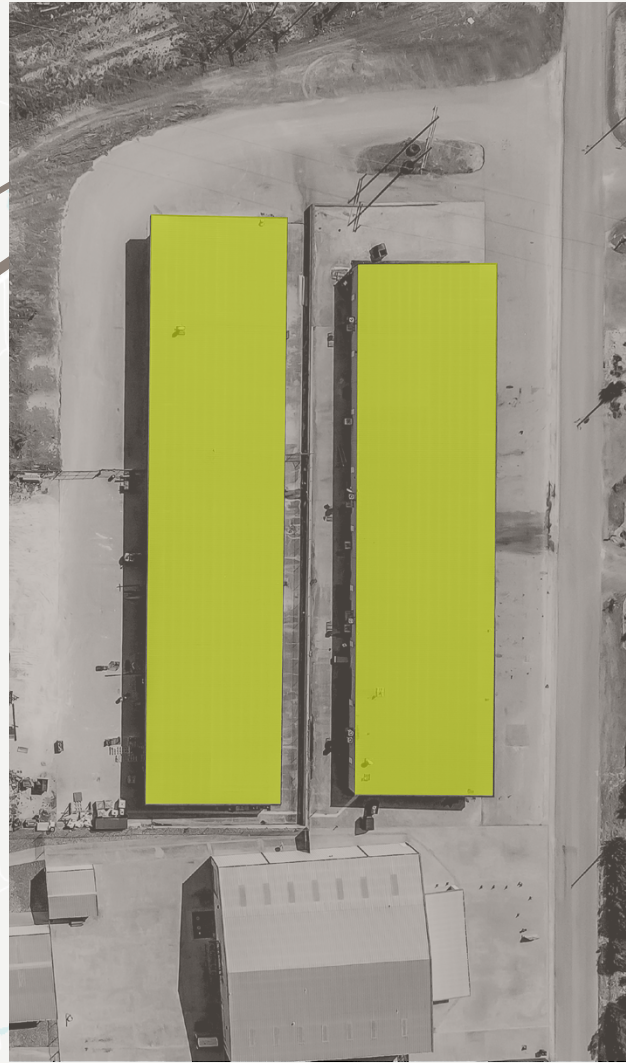
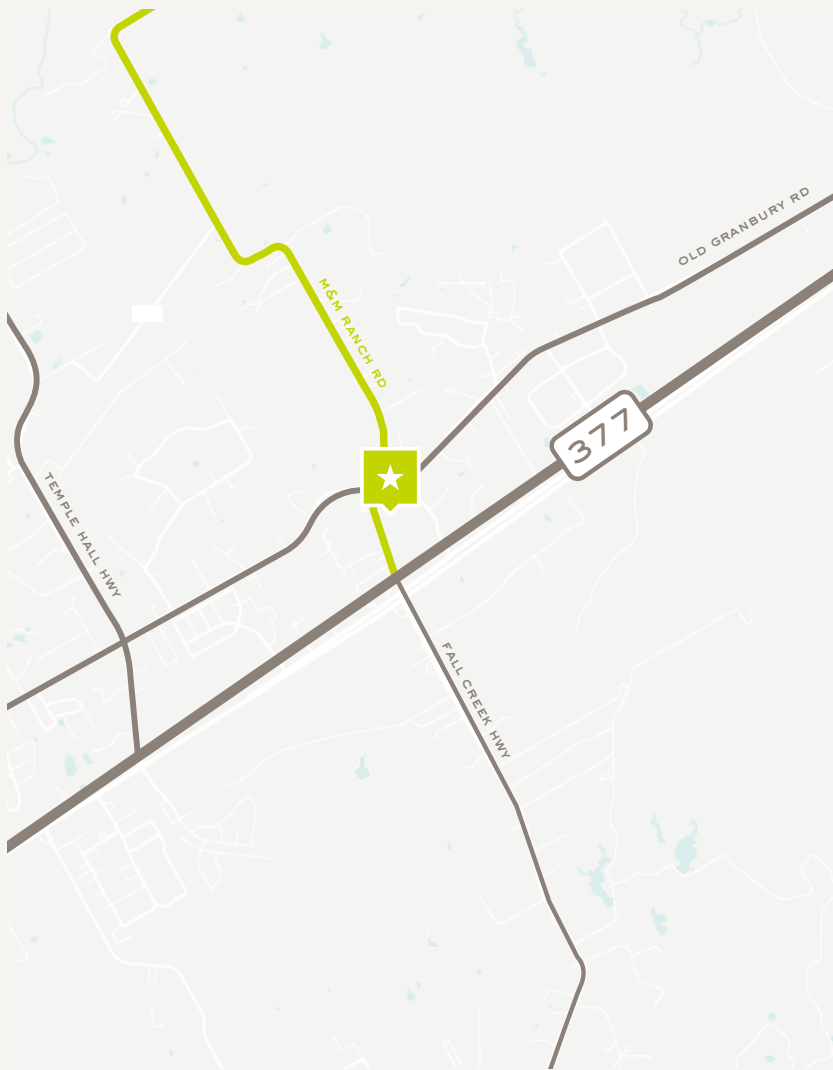
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## PROPERTY FEATURES

- Oversized Doors (14x14)
- 15' Clear Height
- Built in 2000
- Zoned "ETJ"
- 60' Warehouse Depth

## LEASE RATE & STRUCTURE

**\$9.50** SF NNN

## LOCATION OVERVIEW

Located in Granbury, TX the subject property boasts a superb infill location within the market. It is located right off of E US Highway 377 with an average traffic count of over 24,000 vehicles daily.

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## SITE: BLDG 125 - SUITE 7:

+/- 1,800 SF

- 1 Grade Level Door
- +/- 900 SF Office
- 1/2 Bath Restroom

## SITE: BLDG 125 - SUITE 8:

+/- 1,800 SF

- 1 Grade Level Door
- +/- 900 SF Office
- 1/2 Bath Restroom

## FUTURE CONSTRUCTION

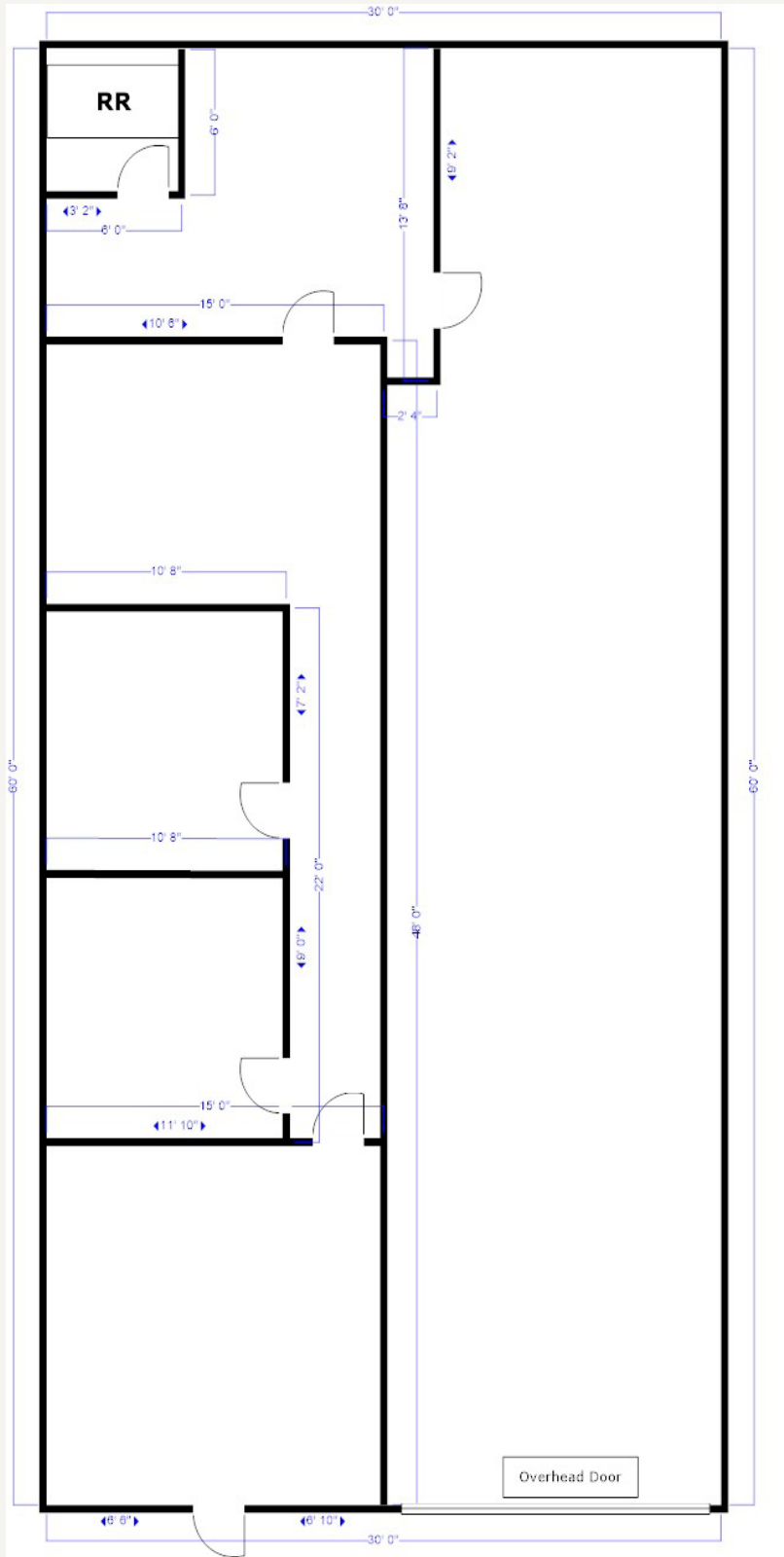
A



B



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**SUITE 8 - 1800SF**



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