Industrial For Lease

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

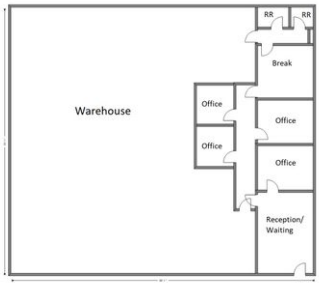
5,600 sqft Office/Whse

6780 N Hwy 87, San Angelo, TX, 76901

Industrial: Light Industrial For Lease

Prepared on September 22, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	-	Date Listed	**9/15/2025**
Sublease	-	Last Modified	**9/22/2025**
Total Available Space	**5,600 SF**	Listing ID	**43402428**
Min Div/Max Contig	**Not present/5,600 SF**	Yard	**Yes: Fenced**
Asking Rate	**$10.00 Annual/SF**	Standard Electric	**Yes**
Monthly Rate	**$4,667**	Clear Height	**16 ft**
Lease Type	**NNN**	Ceiling Height	**-**
Expenses	**$0.84 (Tax & CAMs)**	Dock High Doors	**Not present**
Lease Terms	**3-5**	Grade Level Doors	**6**
Signage	**On Building**	Entire Floor	**Yes**
Show Instructions	**Call broker**	Air Conditioned	**Yes**
Divisible	**Not present**	Heated	**Yes**
Vacant	**No**	Restrooms	**2**
Available Date	**Now**	Parking Spaces	**-**
Days On Market	**7 days**		

Description

5,600 sqft Office/WHSE on 2+/- acres, just north of San Angelo at the corner of HWY 87/Sideview and Grape Creek Road. There are six (6) total 12' overhead doors leading into the warehouse 16' clear height. Office area is roughly 1600 sqft consisting of 5 private offices, reception, break area and 2 restrooms. The yard is fenced with good caliche base. Tenant will be vacating within the next 30 days.

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Property Features

Location Details

Address	**6780 N Hwy 87, San Angelo, TX, 76901**	Parcels	**R102015**
County	**Tom Green**	Name	**6780 North Hwy 87**

Building Details

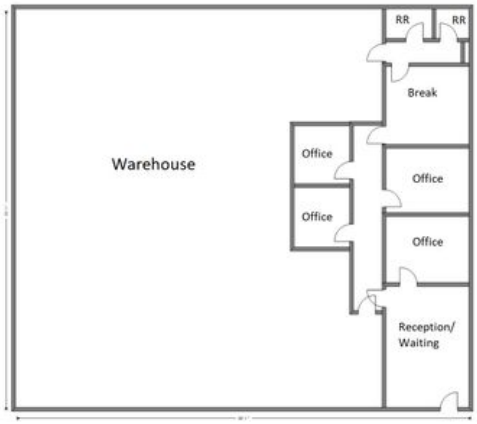
Sub Type	**Light Industrial**	Yard	**-**
Building Status	**Existing**	Electricity	**-**
Building Size	**6,222 SF**	Clear Height	**-**
Land Size	**1.45 Acres / 63,162 SF**	Ceiling Height	**-**
Number of Buildings	**1**	Dock High Doors	**Not present**
Number of Floors	**1**	Grade Level Doors	**4**
Year Built	**1959**	Rail Doors	**Not present**
Primary Constr. Type	**Steel**	Sprinklers	**-**
Occupancy Type	**Single Tenant**		

Property Listings

1 Listing | 5,600 SF | $10.00 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	5,600 SF	$10.00 Annual/SF NNN	Now	16 ft	-	6 GD	-	Yes	-/ - /-

Additional Photos



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