

# Industrial For Lease

4400 W US 377  
GRANBURY, TX 76049





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LEASE RATE & STRUCTURE: **\$6.50/ SF NNN**

## PROPERTY HIGHLIGHTS

- 3,766 - 6,468 SF
- Outside Storage - Bldg K
- Security Fenced around entire property
- 3 Phase Power
- Overhead Cranes (details on summary)
- Grade Level Overhead Doors
- City water and Trinity well
- No Zoning
- 15'-16' Clear Height

## AVAILABLE SPACE

### Building K: 6,468 SF

Paint Booth  
1-ton Crane

1 Overhead Door (12x12)  
Covered Outside Storage

### Building F: 3,352 SF

1-ton Crane  
Wash Bay

1 Overhead Doors  
Covered Outside Storage

## LOCATION HIGHLIGHTS

377 just west of Granbury past road side park on the right. This property is located about 40 minutes from Fort Worth.



RELENTLESSLY PURSUING WHAT MATTERS.

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LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

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## BUILDING SUMMARY



| Building   | SF       | Total Amps | Cranes Capacity |
|------------|----------|------------|-----------------|
| Building F | 3,352 SF | 225 Amps   | 1-ton Crane     |
| Building K | 6,468 SF | 225 Amps   | 1 1-ton Crane   |



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## PHOTOS

### SUITE K



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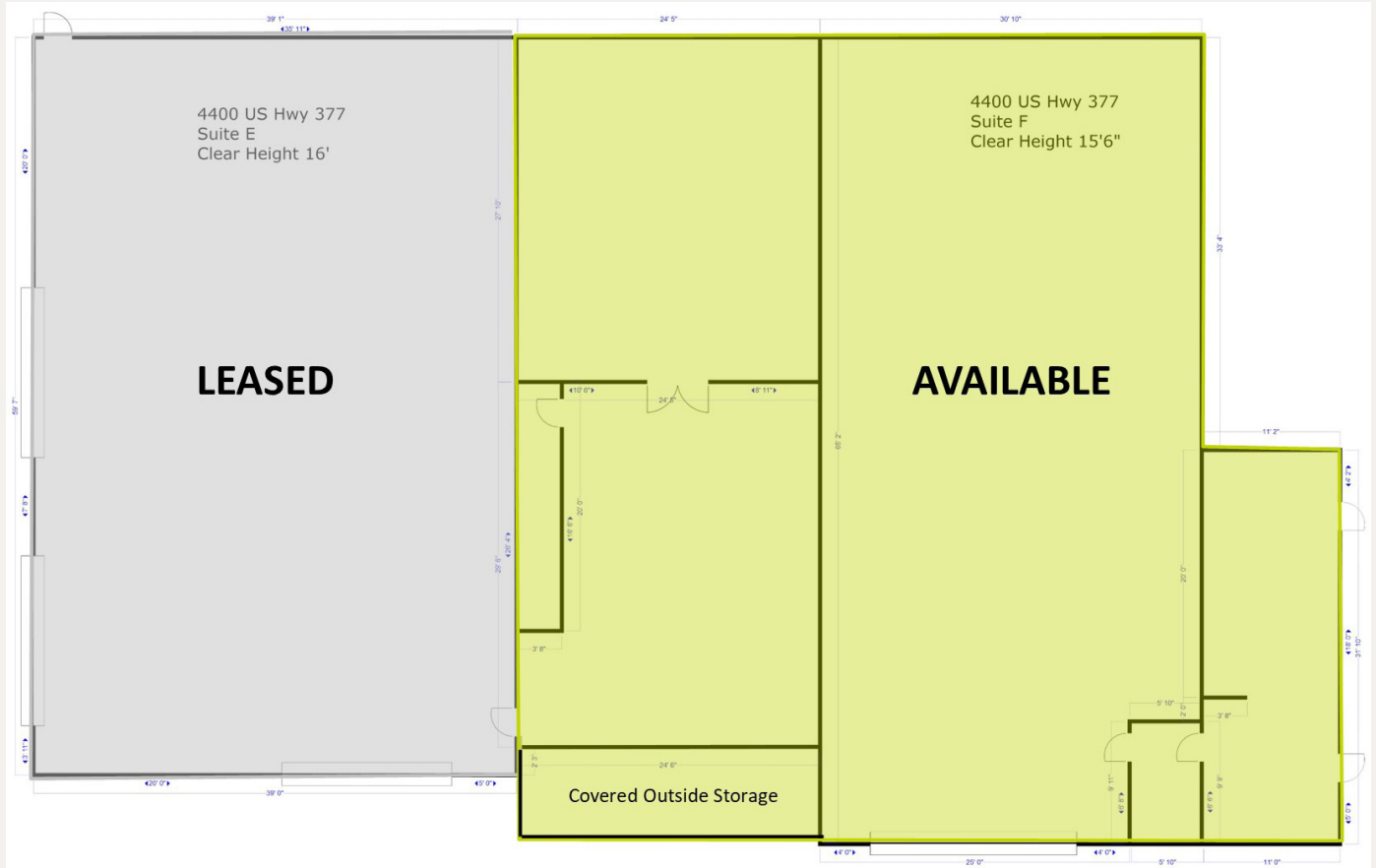
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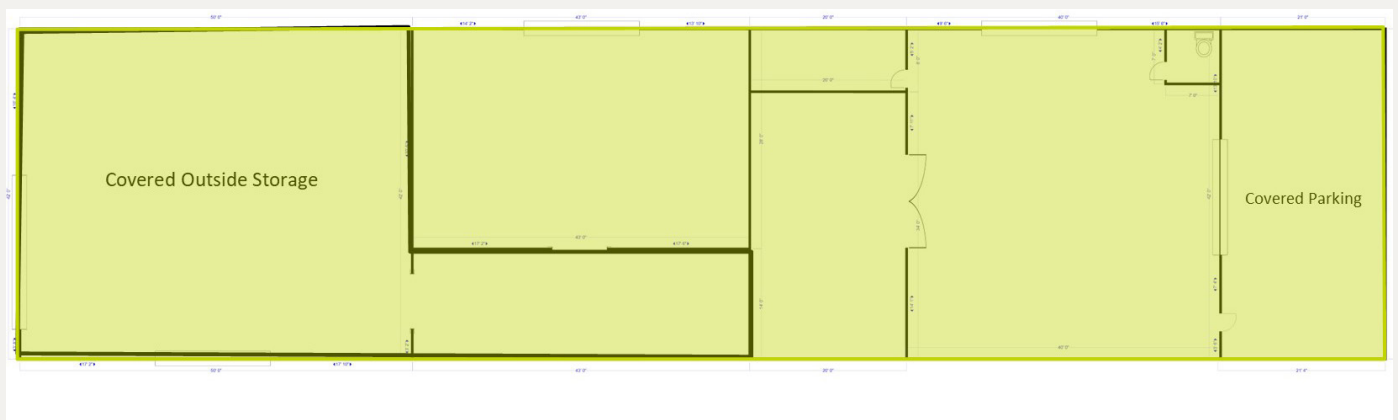
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## FLOOR PLANS

### SUITE F



### SUITE K



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# LANCARTE

## COMMERCIAL

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