

Discover the potential of this exceptional industrial property located at 6100 Conveyor Dr, Cleburne, TX. Boasting a prime location within a bustling industrial area, this expansive facility offers a total of 24,000 square feet with 50% having HVAC of prime industrial, warehouse, and distribution space. The property features modern amenities, including high ceilings, ample truck access, and customizable floor plans to accommodate a variety of business needs. With its strategic positioning, this property is an ideal opportunity for businesses seeking a dynamic space in a well-established industrial location. Embrace the potential for efficiency and growth at this prominent industrial property. Great proximity with in 1 1/2 mile west of I-35W.

- - 24,000 sq ft of industrial, warehouse, and distribution space
- - 50% of Warehouse having HVAC
- - Updated Office Space
- - Modern amenities and customizable floor plans

Lease Rate:	\$7.75 SF/yr (NN)
Number of Units:	2
Available SF:	24,000 SF
Lot Size:	2 Acres
Building Size:	24,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	74	242
Total Population	72	201	659
Average HH Income	\$106,956	\$108,951	\$108,441

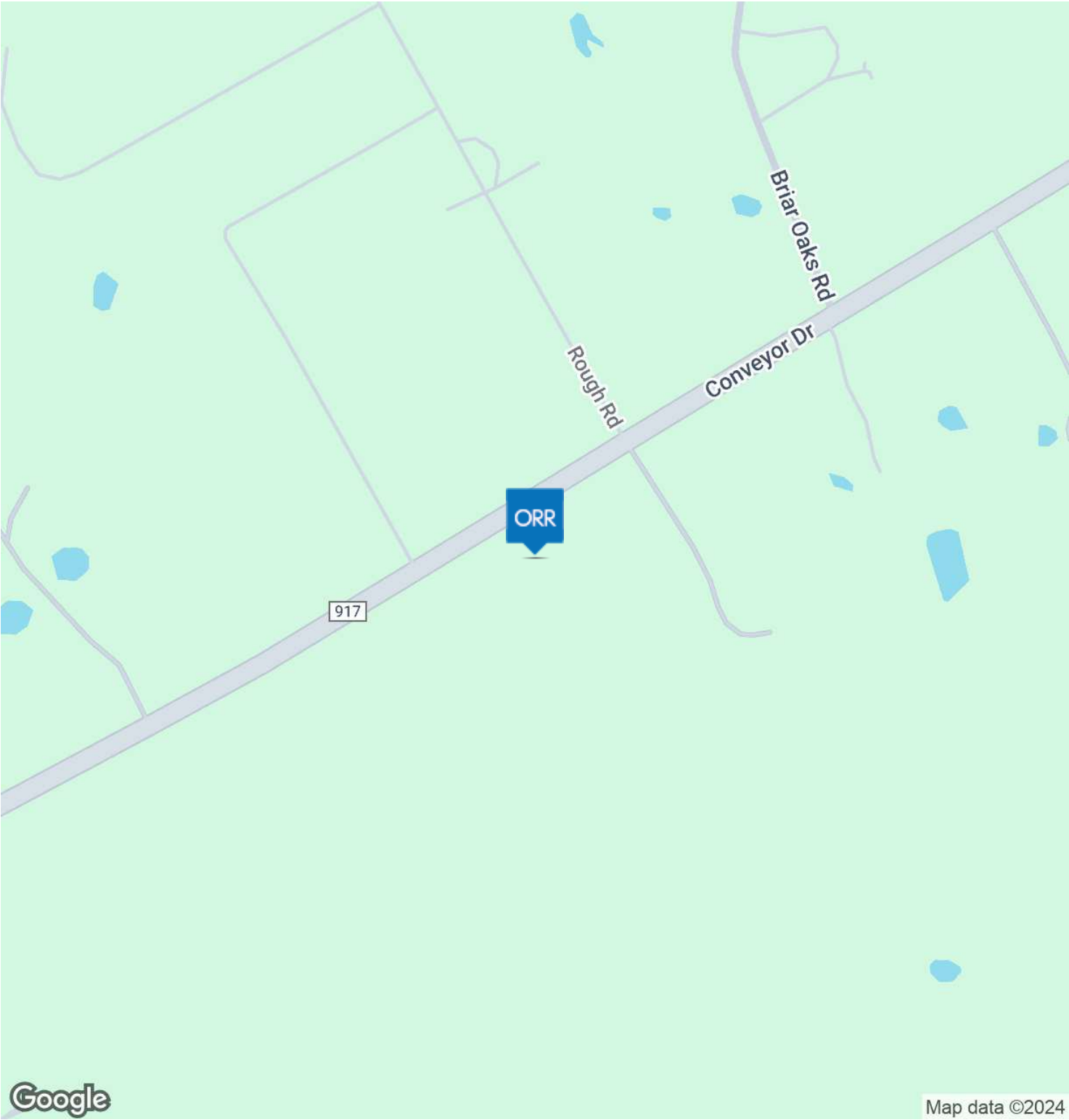
Additional Photos

6100 Conveyor Dr. Building A | 6100 Conveyor Dr, Cleburne, TX 76031



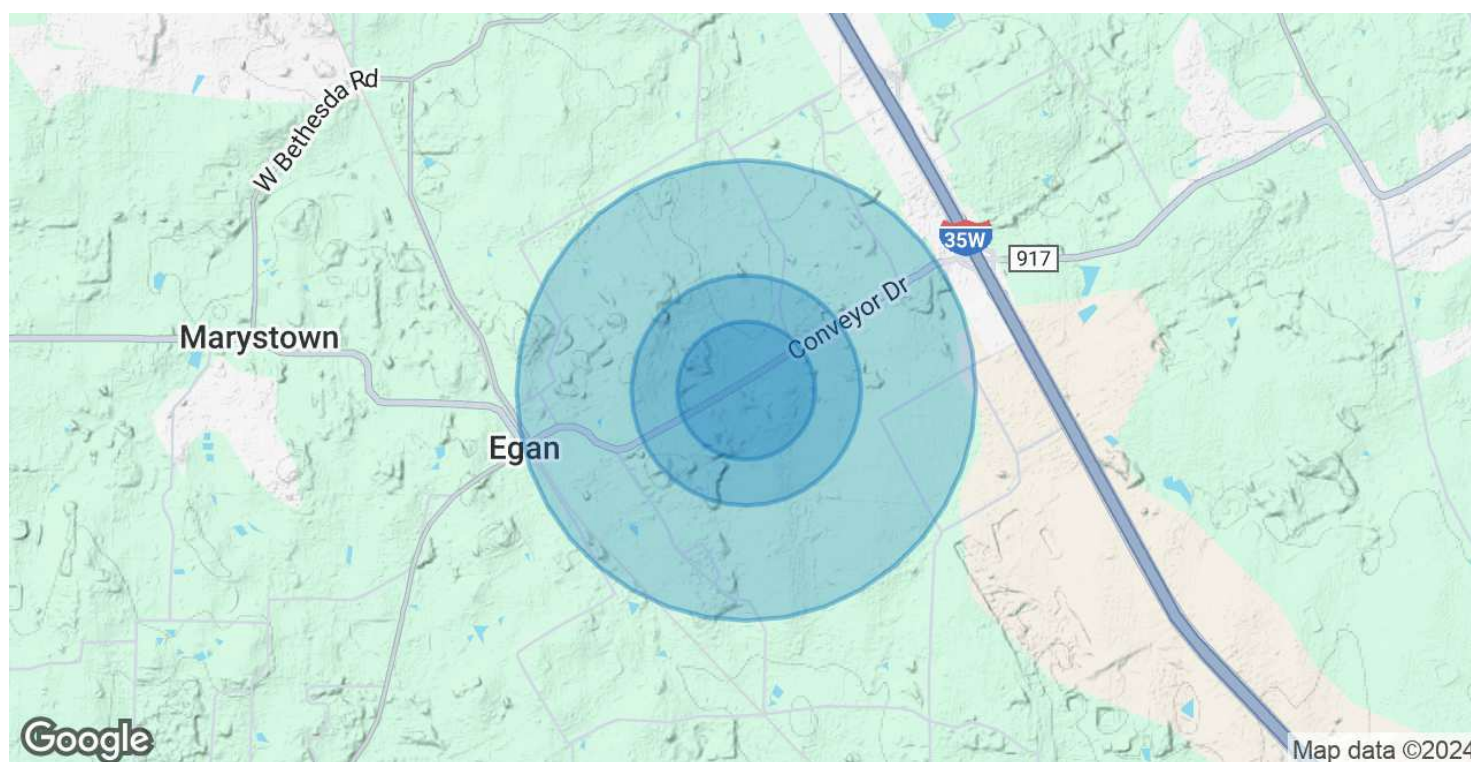
Location Map

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	72	201	659
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	74	242
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$106,956	\$108,951	\$108,441
Average House Value	\$343,513	\$345,875	\$344,254

Demographics data derived from AlphaMap