

1600 E 6TH AVE  
**22K SF WAREHOUSE**  
BELTON, TX 76513

INDUSTRIAL PROPERTY FOR LEASE



*Presented by:*

**WILL MORRIS**

254.778.6675

will@charterres.com

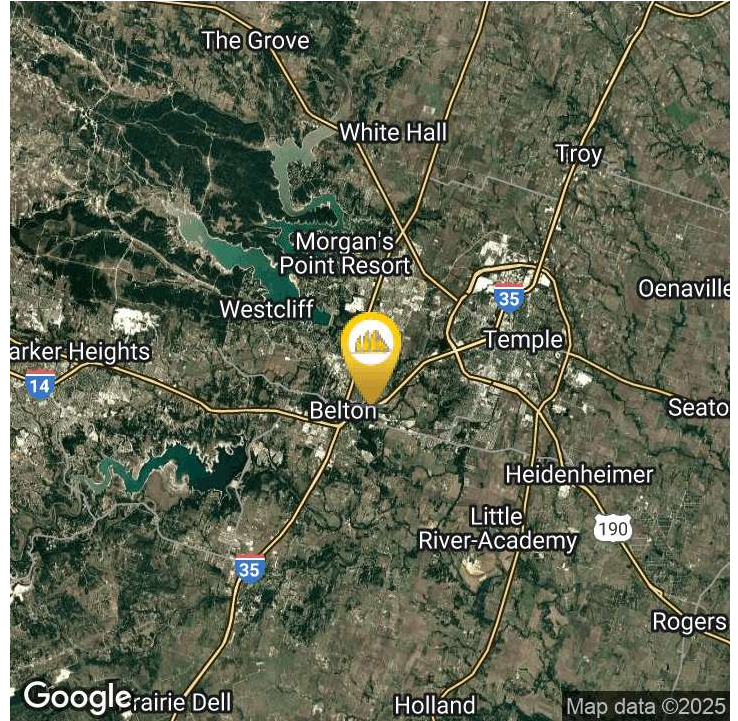
**DANIEL MORRISON**

254.780.7988

Daniel@charterres.com







### OFFERING SUMMARY

|                |                            |
|----------------|----------------------------|
| Lease Rate:    | \$10,000.00 per month (MG) |
| Building Size: | 22,890 SF                  |
| Available SF:  | 22,890 SF                  |
| Lot Size:      | 75,583 SF                  |
| Year Built:    | 1979                       |
| Zoning:        | C-1                        |

### PROPERTY OVERVIEW

Corner lot off of IH35 and E 6th/FM 93. This warehouse space has IH35 frontage with 4 loading docks, and parking,

### PROPERTY HIGHLIGHTS

- Parking
- Dock high doors
- Loading dock
- Storage Space

INDUSTRIAL PROPERTY FOR LEASE

BELTON, TX 76513



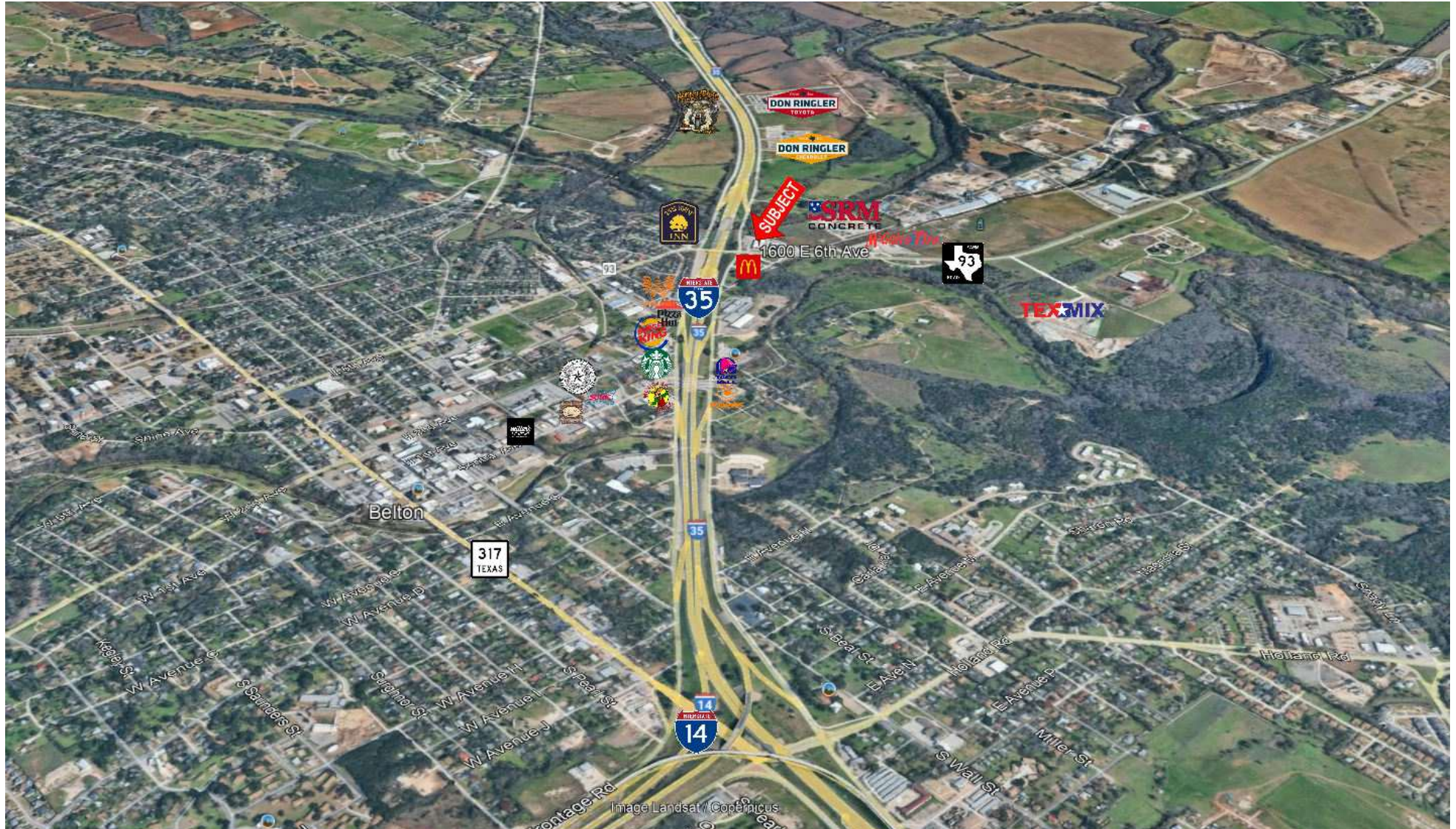
**WILL MORRIS**  
254.778.6675  
will@charterres.com

**DANIEL MORRISON**  
254.780.7988  
Daniel@charterres.com



BELTON, TX 76513

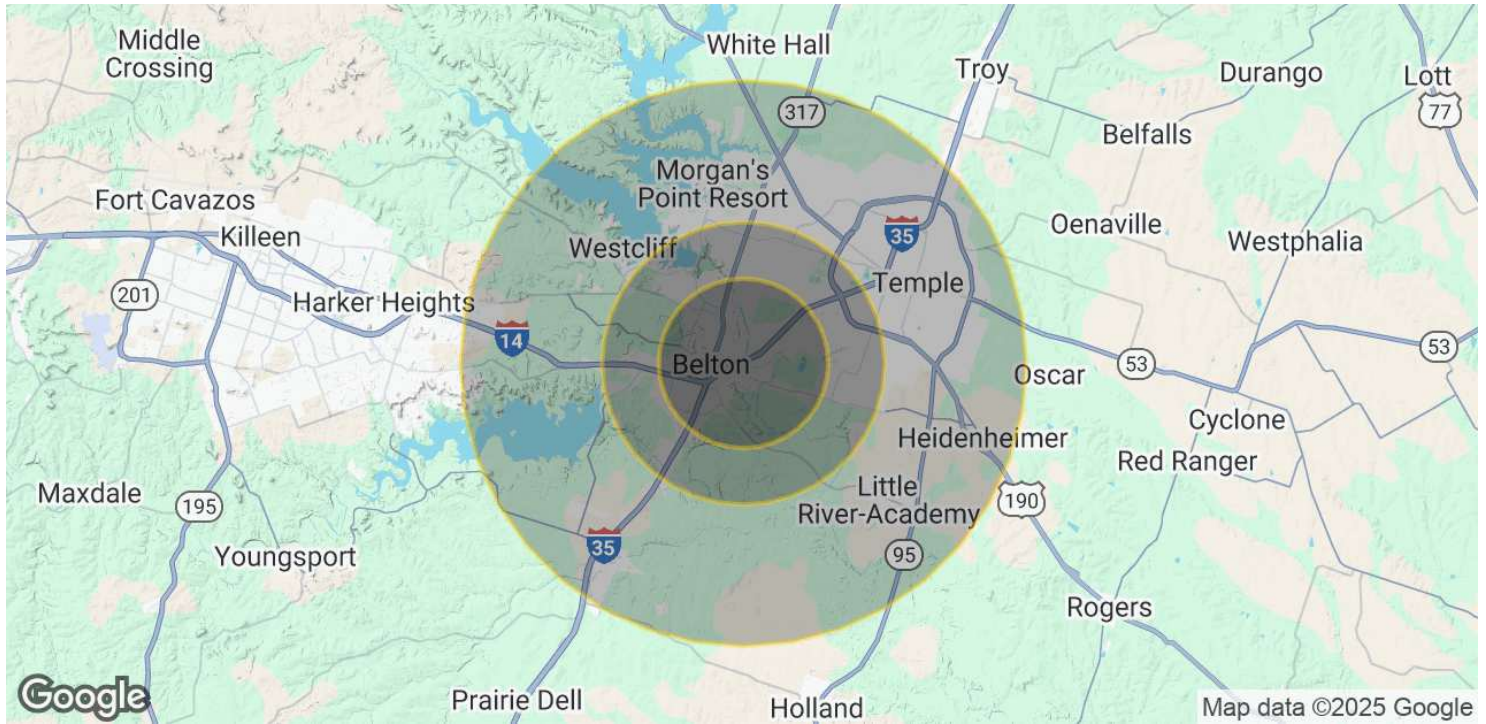
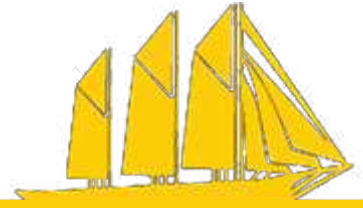
BELTON, TX 76513



**WILL MORRIS**  
254.778.6675  
will@charterres.com

**DANIEL MORRISON**  
254.780.7988  
Daniel@charterres.com



**POPULATION****3 MILES****5 MILES****10 MILES**

|                      |        |        |         |
|----------------------|--------|--------|---------|
| Total Population     | 23,748 | 68,956 | 151,591 |
| Average Age          | 37     | 39     | 39      |
| Average Age (Male)   | 36     | 38     | 38      |
| Average Age (Female) | 38     | 40     | 40      |

**HOUSEHOLDS & INCOME****3 MILES****5 MILES****10 MILES**

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 8,122     | 25,969    | 57,579    |
| # of Persons per HH | 2.9       | 2.7       | 2.6       |
| Average HH Income   | \$70,796  | \$89,103  | \$89,652  |
| Average House Value | \$297,368 | \$289,474 | \$296,216 |

Demographics data derived from AlphaMap

**WILL MORRIS**

254.778.6675

will@charterres.com

**DANIEL MORRISON**

254.780.7988

Daniel@charterres.com