## **FOR LEASE**

BTS Warehouse Opportunity

4850 Loop 340 Waco, TX 76706



Presented By: Taylor Allen | 254-315-1984



# EXECUTIVE SUMMARY

OFFERING SUMMARY	
ADDRESS	4850 Loop 340 Waco, TX
LEASE PRICE	\$12-15/SF/Year plus NNN
BLDG SIZE:	5K to 40K SF
LAND SIZE:	6.4 Acres
YEAR BUILT:	2023 (Proposed)
AVAILABLE:	2023-2024

## PROPERTY SUMMARY

Flexible Showroom / Office Warehouse space available for lease with excellent visibility, easy access to I-35, and centrally located.

#### Highlights:

- 18' Clear Height
- Finish Out Available
- Grade Level & Dock Height
- Centrally Located Easy Access to I-35
- Plenty of Parking



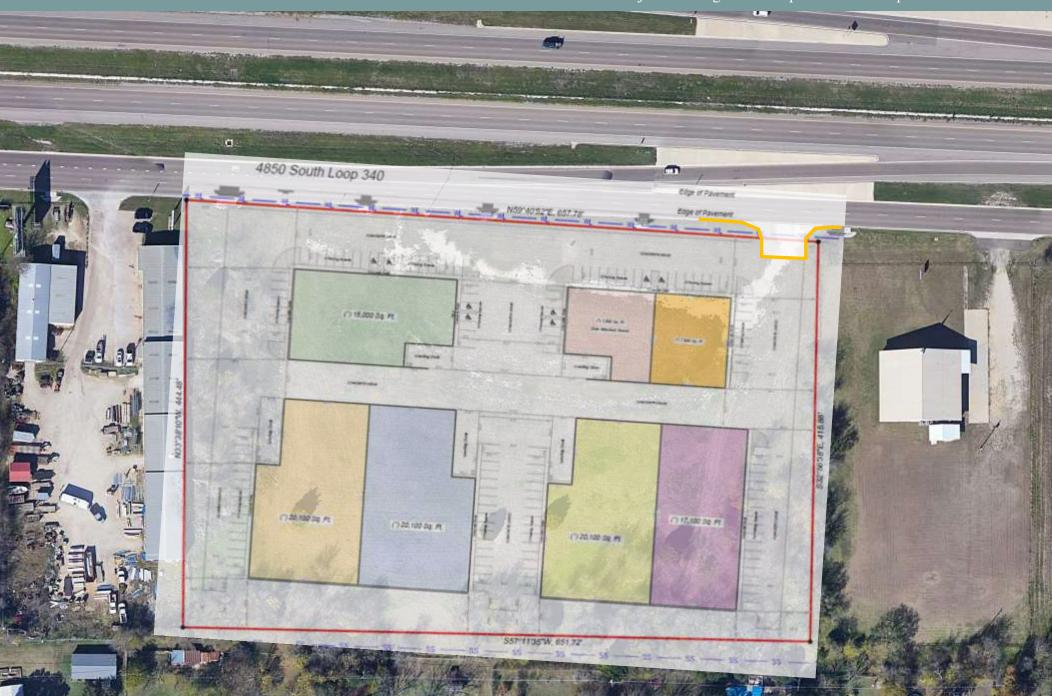


## AERIAL





\*\*This Site Plan in Conceptual. Building Sizes and Layouts are subject to change to meet specific tenant requirements.



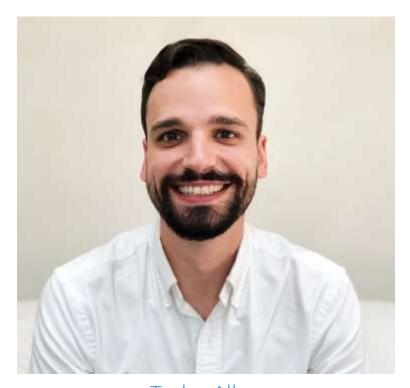
## Disclaimer

Rydell Real Estate exclusively presents the listing of 4850 Loop 340 Waco, TX ("Property"). The owner is offering for lease the Property through its exclusive listing with Rydell Real Estate.

Rydell Real Estate and the owner provide the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Rydell Real Estate or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of affiliates consult your business, tax, and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Rydell Real Estate's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Rydell Real Estate, or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

# 4850 Loop 340 Waco, TX



Taylor Allen Rydell Real Estate

Direct: 254-315-1984

taylor@rydellre.com

