

**FOR LEASE**

**BTS Warehouse Opportunity**

**4850 Loop 340  
Waco, TX 76706**

**EASY ACCESS TO I-35  
5K—40K SF AVAILABLE  
EXCELLENT VISIBILITY**

**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





# SITE PLAN

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



# Disclaimer

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# 4850 Loop 340 Waco, TX

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Taylor Allen

Rydell Real Estate

Direct: 254-315-1984

taylor@rydellre.com

