

# 178 Bear Cat

20,368 SF on 4 AC with  
Heavy Power & 10-ton  
Bridge Crane

178 Bear Cat Rd | Aledo, TX



## Property Highlights

20,368 SF  
4 Acres  
10-Ton Bridge Crane

### Storage Warehouse:

+/- 1,500 SF  
19' Clear Height  
(2) 14'x16' Grade Level Doors

### Building 2:

+/- 7,000 SF  
25' Clear Height  
100% HVAC  
10-ton overhead bridge crane (17' Hook Height)  
(1) 14'x18' Grade Level Door

### Building 1:

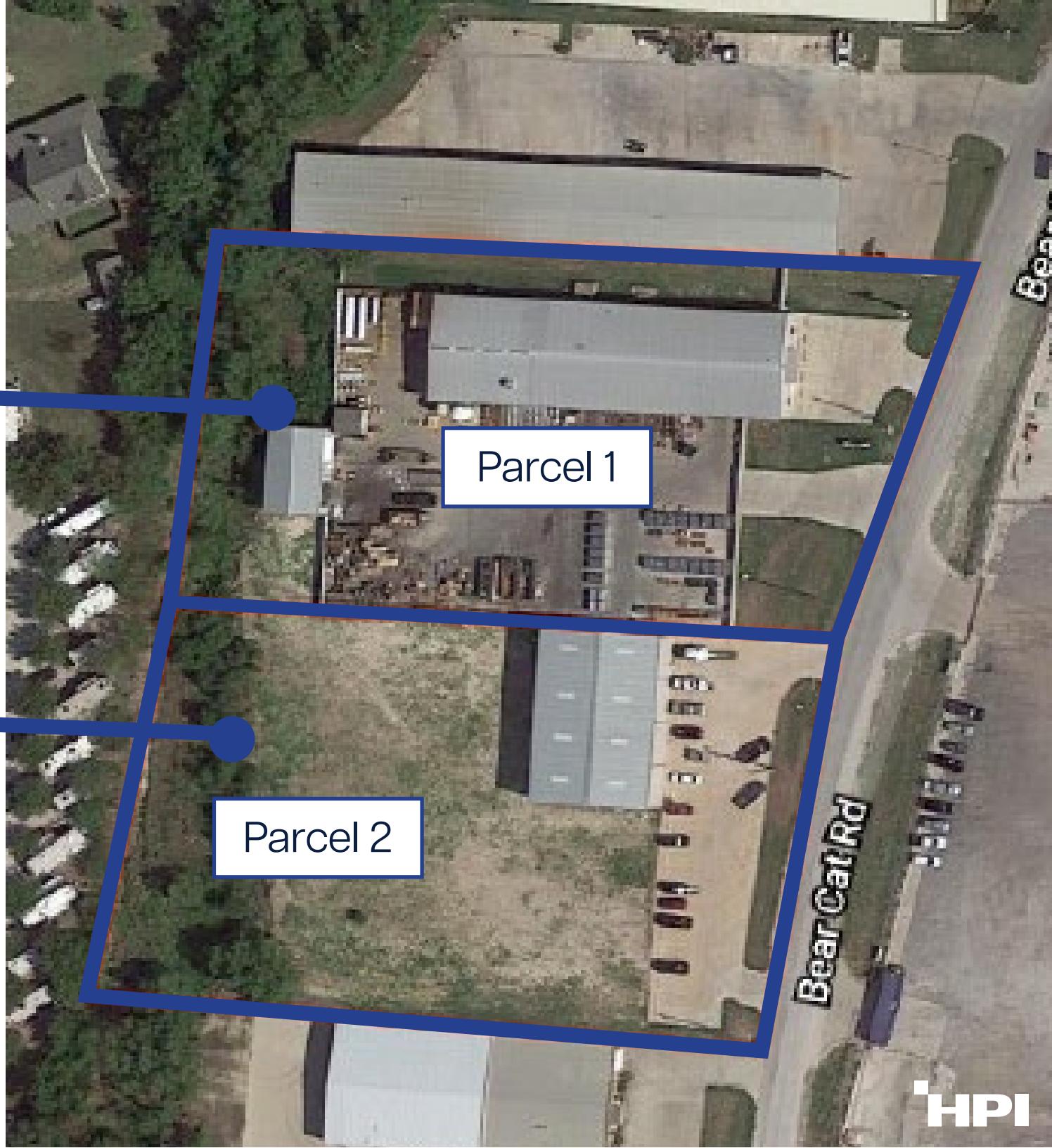
+/- 12,120 SF  
Approx 1,937 SF Office  
Approx 10,183 SF Warehouse  
18' Clear Height  
(1) 16'x16' Grade Level Door  
(2) 14'x16' Grade Level Door  
Majority of the Warehouse is HVAC

**178 Bear Cat**

# Land Information

**Parcel 1**  
Acres: 2.00  
Zoning: Industrial

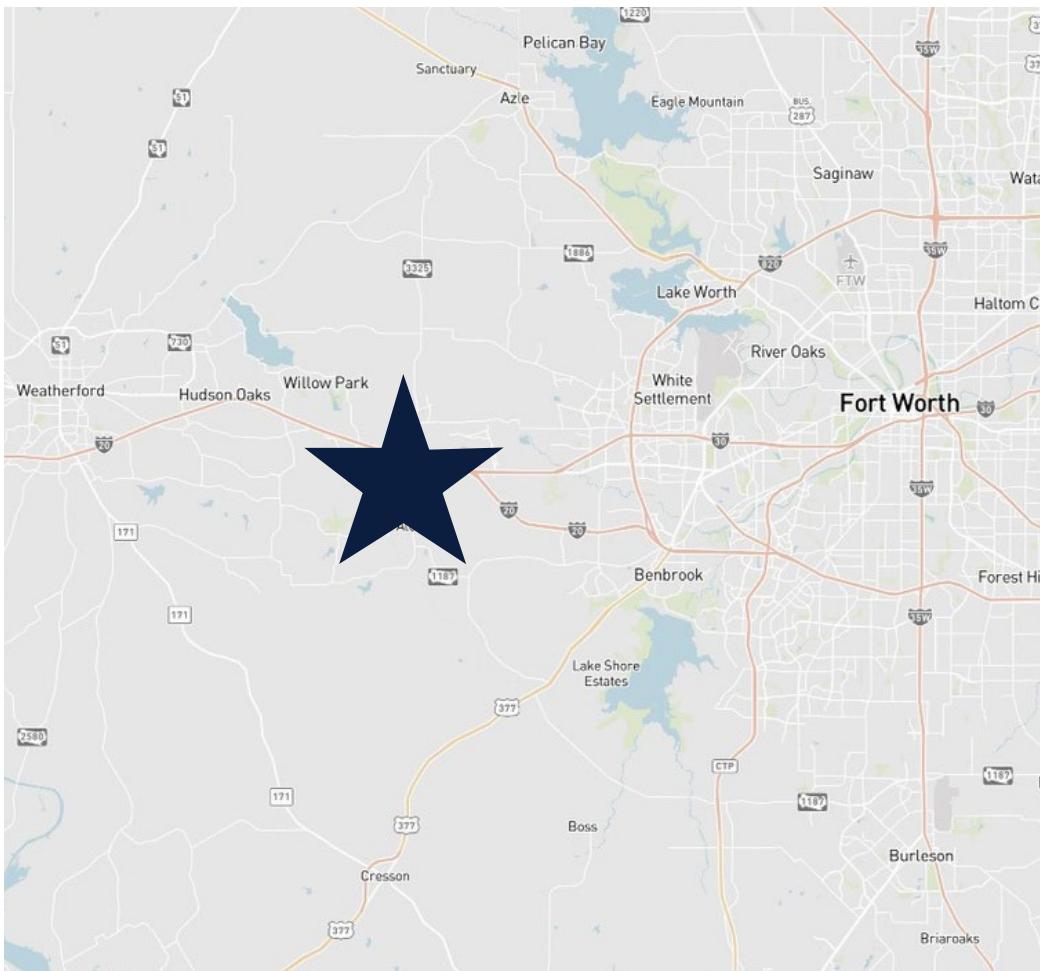
**Parcel 2**  
Acres: 2.00  
Zoning: Industrial



# Photos



# About the Location



**178**

Bear Cat Rd  
Location  
Highlights

- Aledo Median Household Income: \$152,083
- Immediate access to I-20
- < 2 minute drive to I-20 & I-30 split
- Minutes north of downtown Aledo
- Established industrial neighbors in immediate area

# Contact

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**HPI**