

# 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 1

## Parcel 2

Acres: 2.00  
Zoning: Industrial

Parcel 2

Bear Cat Rd

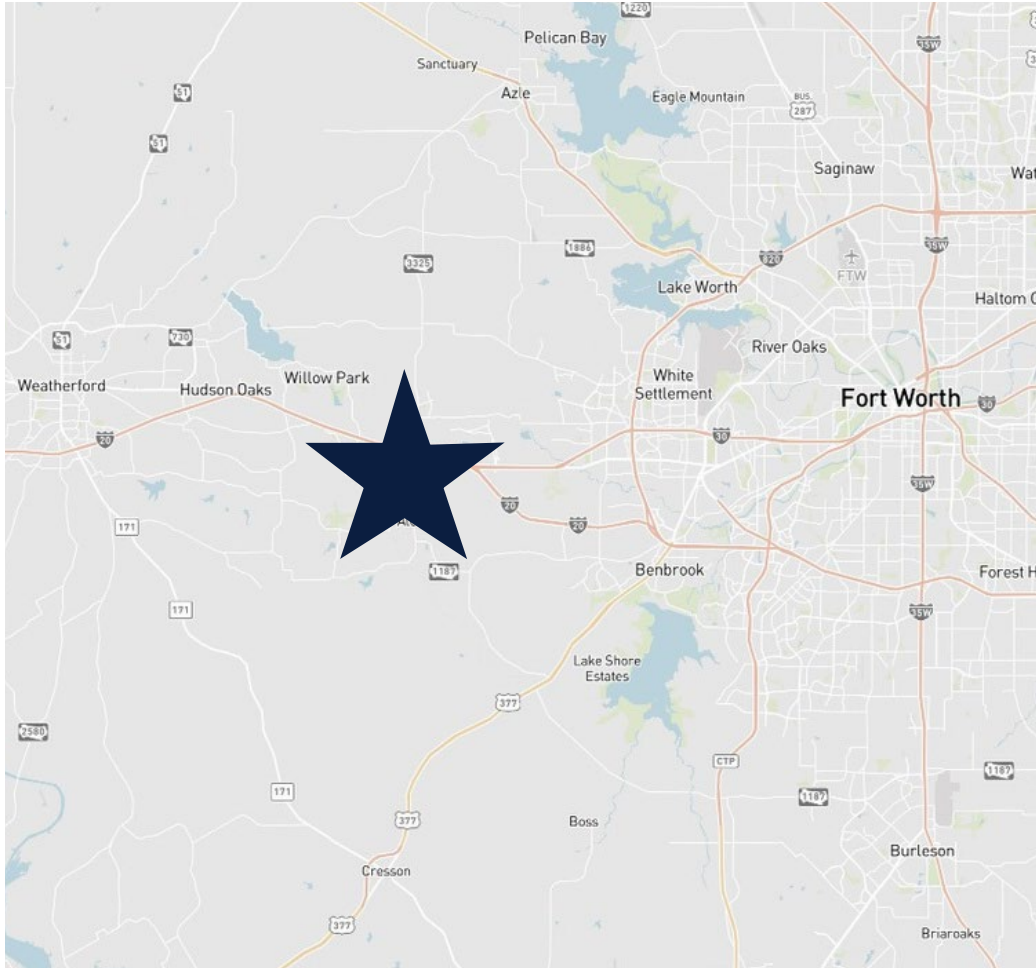


# Photos





# 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**