

Heavy-Duty Service Center | Turnke...

744 FM 609, La Grange, TX 78945



Price: \$9.60 /SF/YR

Strategic 12-Bay Industrial/Service Facility with 4-Acre Fenced Yard for Lease
744 FM 609, La Grange, TX

Seize a premier opportunity for a Fleet Maintenance, Heavy Vehicle Repair, or General Industrial operation in the heart of the Central Texas economic triangle. This unique industrial property is strategically located with convenient access for companies servicing the Austin, Houston, and San Antonio markets.

This full-build-out facility is perfectly suited for an active business requiring extensive service capabilities and secure outdoor storage.

Key Property Features:

Ideal for Service/Repair: The industrial building features an expansive 12 Drive-In Bays, making it an ideal configuration for a high-volume fleet truck maintenance and repair facility or a full-scale auto service center.

Massive & Secure Yard: Benefit from a dedicated 4.00-acre fenced and secure outdoor storage yard, providing unmatched space for vehicle

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945



20,737 SF industrial flex facility featuring a massive 12-bay shop and an indispensable 4.00-acre fenced yard, strategically located in La Grange, TX, Offers unparalleled logistical access due to its close proximity to Houston, Austin, and Highway 71, positioning it perfectly for businesses that run

SF (18,000 SF main building + 2,737 SF upstairs office/storage).

Glenn Synnott

jescoproperties@gmail.com

(512) 329-9255

JESCO Inc

1400 E Lone Star Dr
Buda, TX 78610



JESCO, Inc.
Construction

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

744 FM 609, La Grange, TX 78945



Bulding-FrontView-update

Listing space

1st Floor

Space Available	20,737 SF
Rental Rate	\$9.60 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

Could be a local or fleet maintenance facility. Located on approximately 4 acres of parking. Great spot for any servicing fleet maintenance that run regular routes between Houston and Austin.

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220258-update



Screenshot 2022-11-21 221501-update

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220332-update



Screenshot 2022-11-21 220454-update

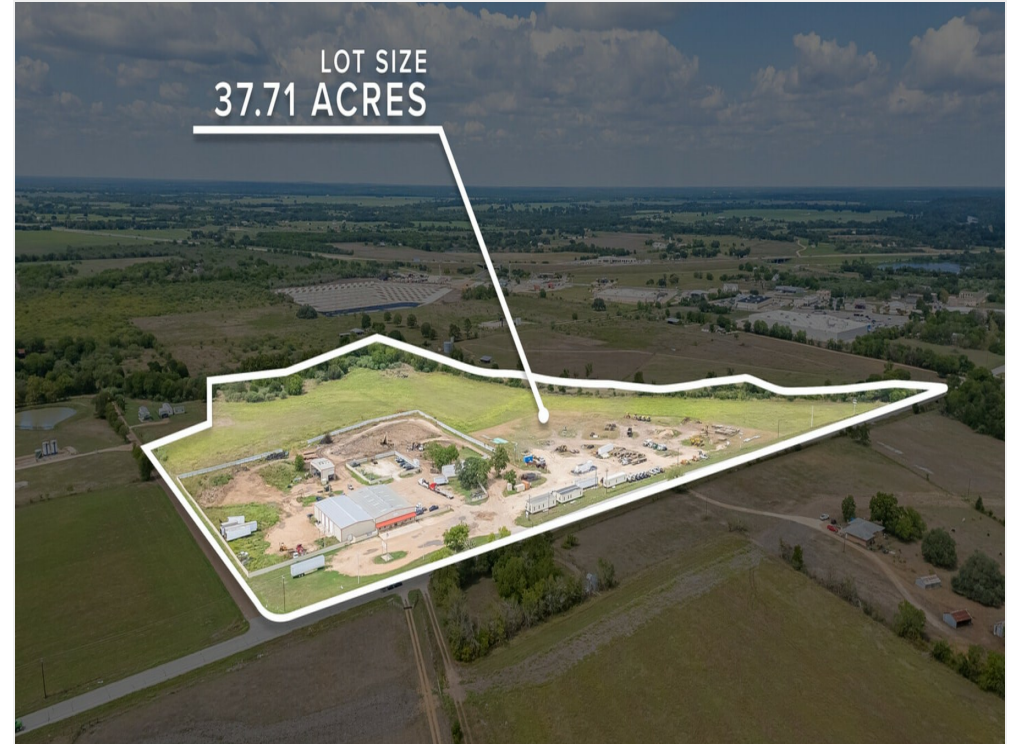
Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 221514-update



Screenshot 2022-11-21 220405

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



4-original



IMG_5177

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5174



IMG_5149

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5145



IMG_5147

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5151



IMG_5148

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5146



7-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5141



IMG_5140

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5180



IMG_5175

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5142



IMG_5178

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



9-original



10-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5194



IMG_5202

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5189



IMG_5191

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5208



IMG_5192

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5199



IMG_5198

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



18-original



IMG_5171

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5167



IMG_5169

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



19-original



8-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5173



23-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



24-original



25-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



26-original



36-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



38-original

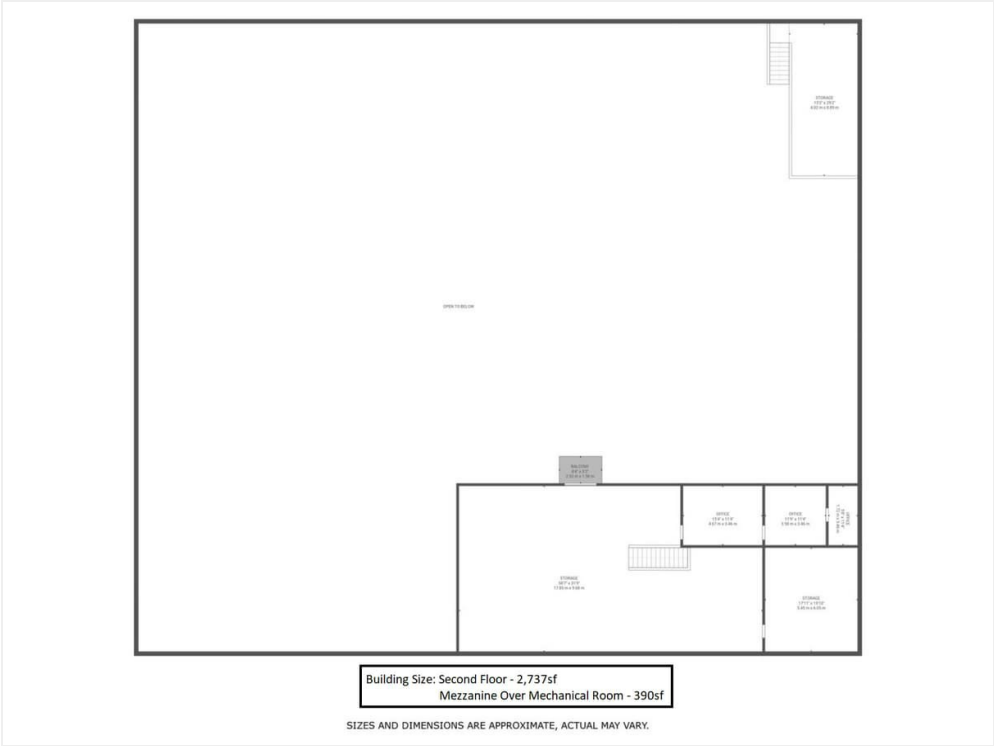


744LaGrange-FloorPlan

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



744LaGrange-FloorPlan-Upstairs

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Location

