

Heavy-Duty Service Center | Turnkey...

744 FM 609, La Grange, TX 78945

JESCO, Inc. Presented By:
Construction JESCO Inc



Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Details

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 staging, fleet parking, equipment storage, and work activities.

Facility Specs: The total available space is 20,737 SF (18,000 SF main building + 2,737 SF upstairs office/storage).

High Clearance: Features an 18-foot Clear Height, suitable for lifting and servicing heavy commercial vehicles.

Infrastructure: The property is zoned I-2 Industrial and is equipped with 3-Phase power (120-208V).

Accessibility: Located with close proximity to HWY 71, ensuring excellent logistical connections for regional fleet movement. Ample dedicated parking is also available on-site.

This is a rare, purpose-built facility available now, offering an exceptional operational base for regional fleet companies running regular routes between major Texas metros.

Explore the property in detail: Take a look at the 3D walkthrough of this building - [link below](#)

Rental Rate:	\$9.60 /SF/YR
Property Type:	Industrial
Property Subtype:	Service
Rentable Building Area	20,737 SF
:	
Year Built:	2012
Taxes:	\$0.03 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$0.80 /SF/MO

Price: \$9.60 /SF/YR

■

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

View the full listing here: <https://www.loopnet.com/Listing/744-FM-609-La-Grange-TX/27328177/>

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Listing space

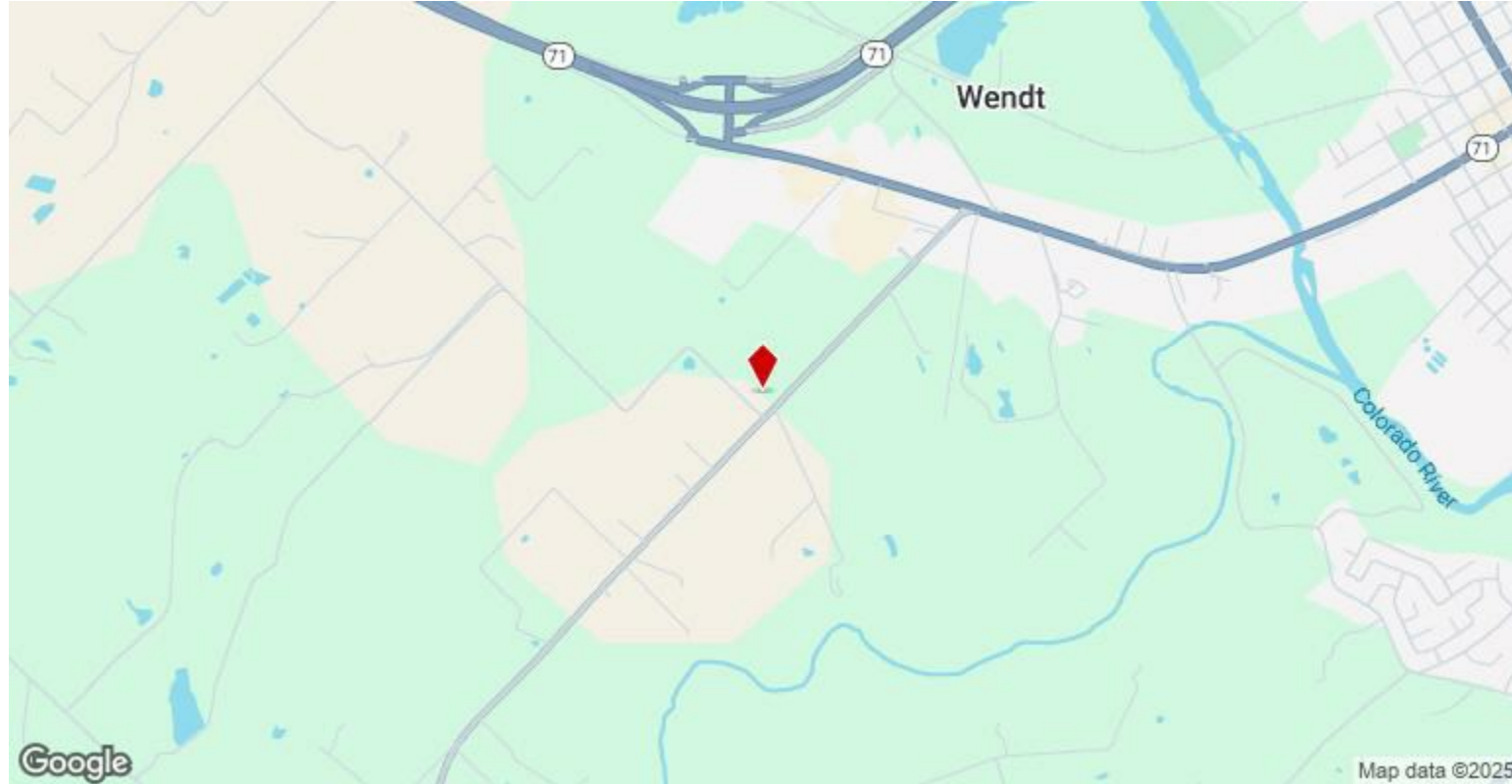
1st Floor	Space Available:	20,737 SF
	Rental Rate:	\$9.60 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Flex
	Lease Term:	3 - 5 Years

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

Location



Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220228-update



Bulding-FrontView-update

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220505-update



Screenshot 2022-11-21 220258-update

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 221501-update



Screenshot 2022-11-21 220332-update

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220454-update

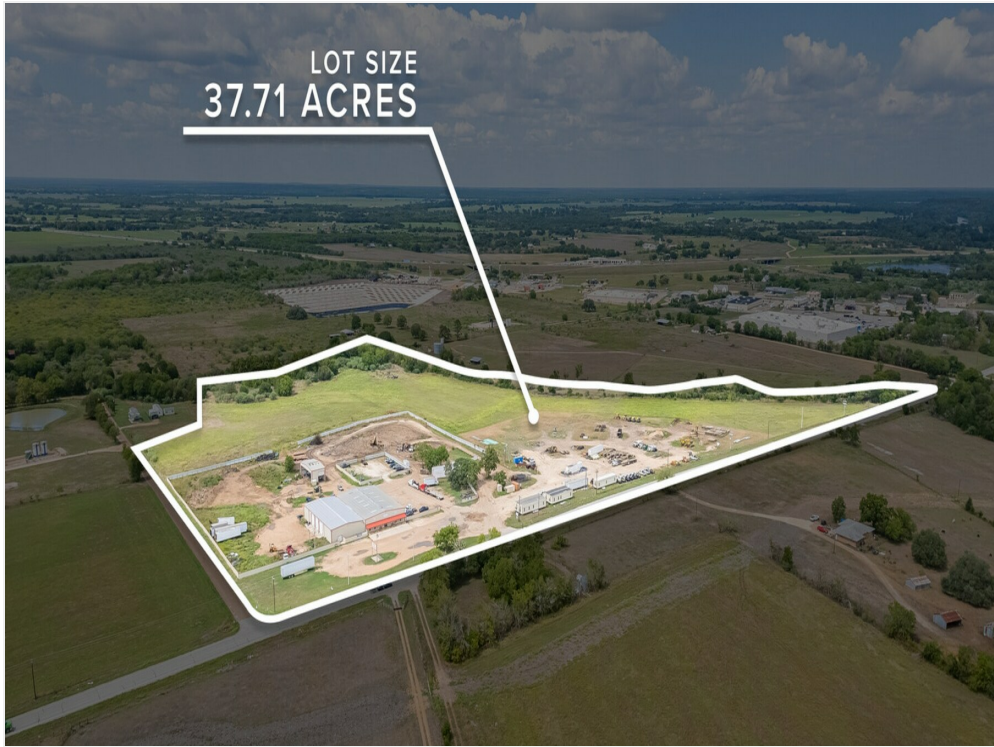


Screenshot 2022-11-21 221514-update

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



Screenshot 2022-11-21 220405



4-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5177



IMG_5174

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5149



IMG_5145

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5147



IMG_5151

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5148



IMG_5146

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



7-original



IMG_5141

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5140



IMG_5180

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5175



IMG_5142

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5178



9-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



10-original



IMG_5194

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5202



IMG_5189

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5191



IMG_5208

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5192



IMG_5199

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5198



18-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5171



IMG_5167

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



IMG_5169



19-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



8-original



IMG_5173

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



23-original



24-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



25-original



26-original

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



36-original



38-original

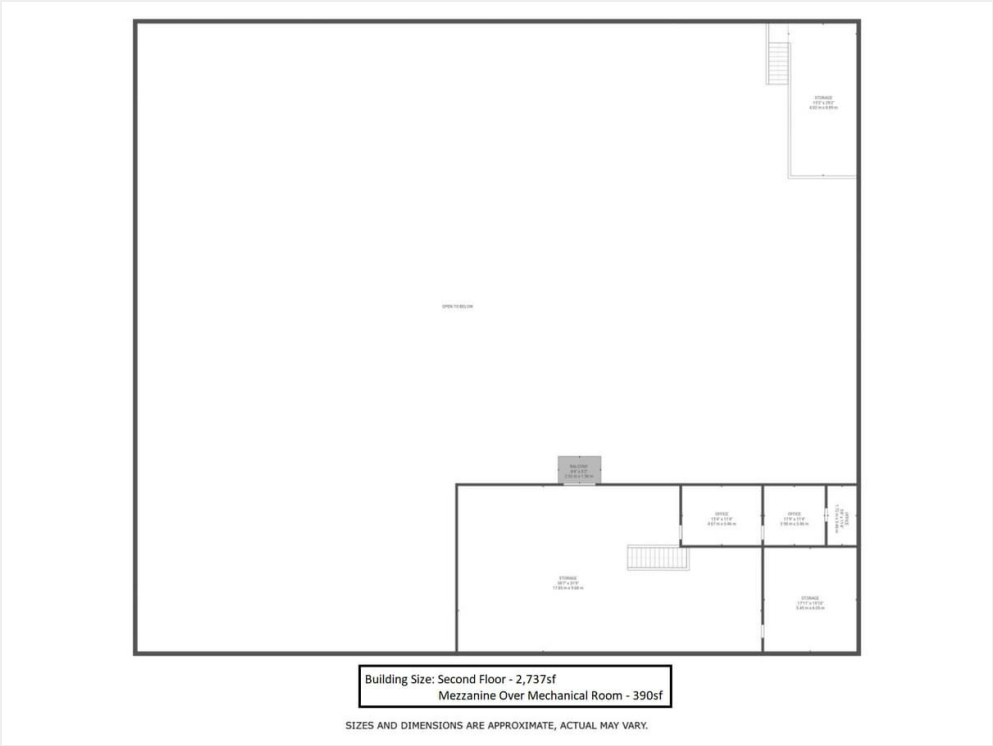
Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Property Photos



744LaGrange-FloorPlan



744LaGrange-FloorPlan-Upstairs

Heavy-Duty Service Center | Turnkey 12-Bays

744 FM 609, La Grange, TX 78945

Glenn Synnott

jescoproperties@gmail.com

(512) 329-9255

JESCO Inc

PO Box 17066

Austin, TX 78760



JESCO, Inc.
Construction