

Heavy-Duty Service Center | Turnkey...

744 FM 609, La Grange, TX 78945



JESCO, Inc.
Construction

Presented By:
JESCO Inc



Heavy-Duty Service Center | Turnkey 12-Bays

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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/>

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Listing space

1st Floor

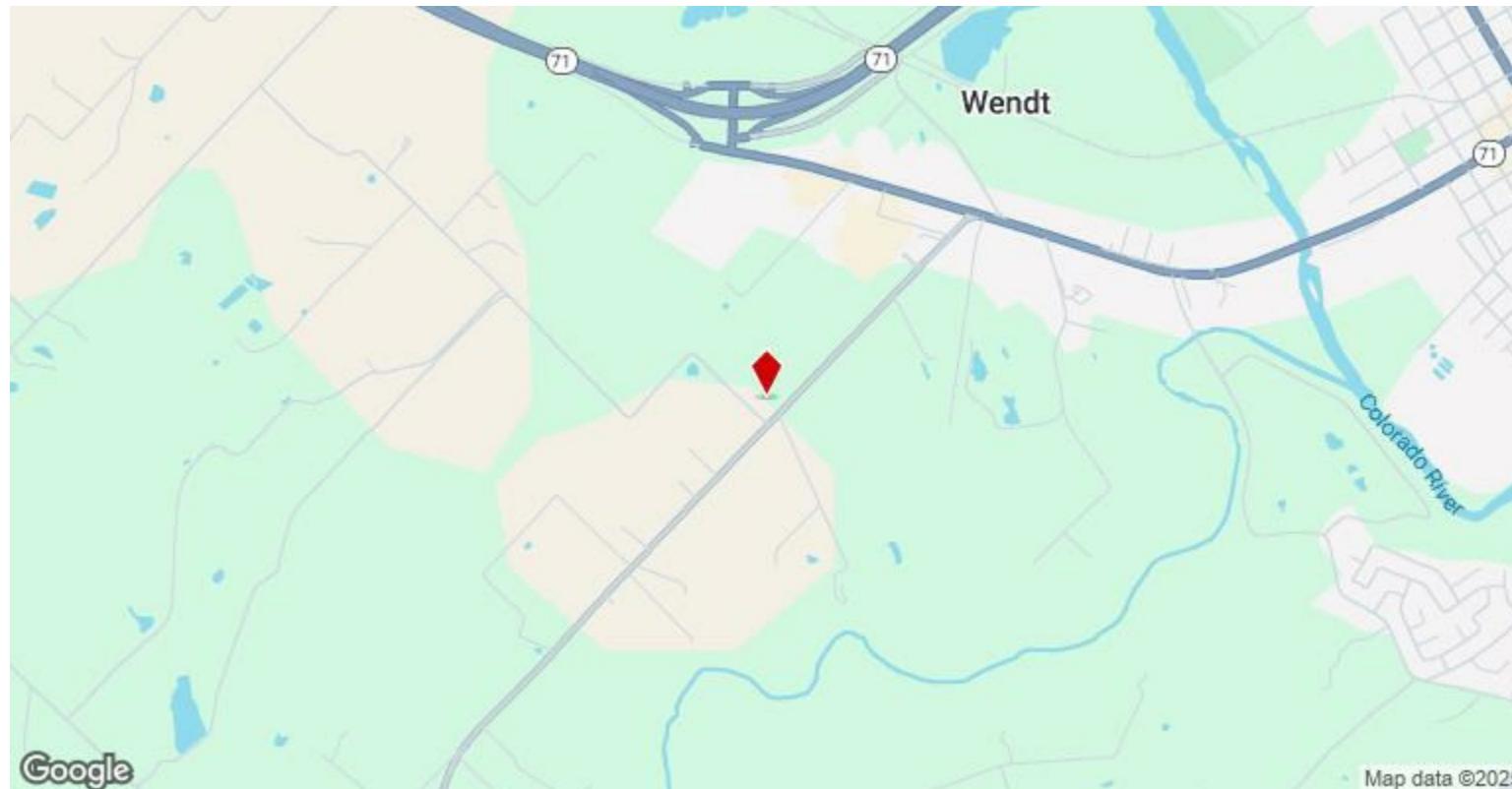
Space Available:	20,737 SF
Rental Rate:	\$9.60 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Flex
Lease Term:	3 - 5 Years

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.

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Location



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Property Photos



Screenshot 2022-11-21 220228-update



Bulding-FrontView-update

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Screenshot 2022-11-21 220505-update



Screenshot 2022-11-21 220258-update

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Screenshot 2022-11-21 221501-update



Screenshot 2022-11-21 220332-update

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Screenshot 2022-11-21 220454-update

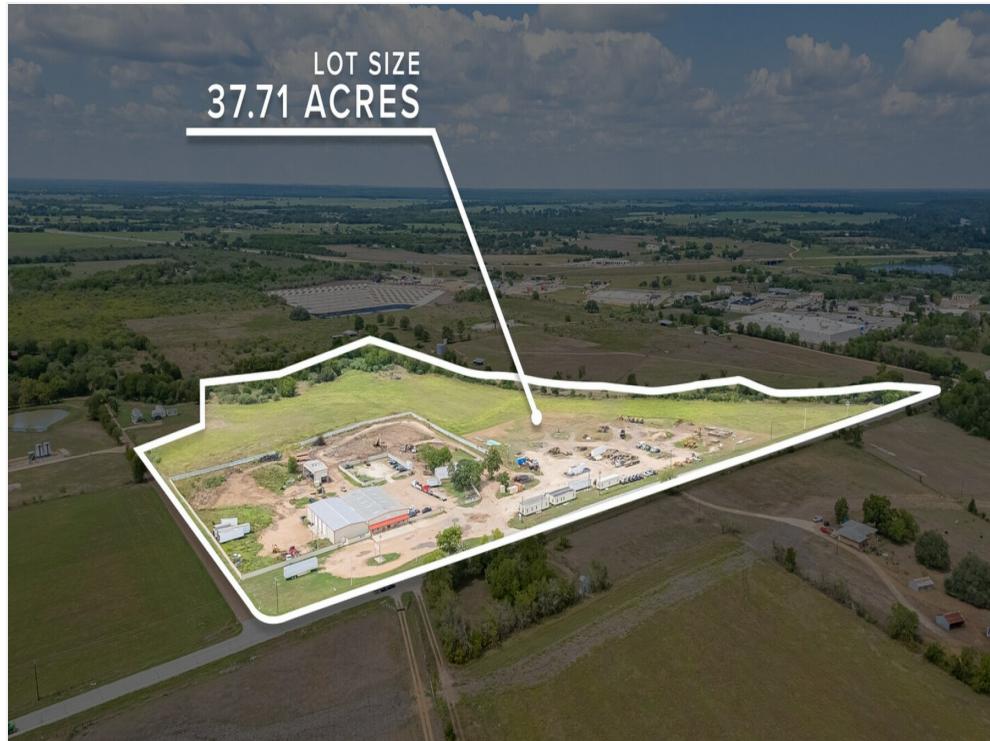


Screenshot 2022-11-21 221514-update

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Screenshot 2022-11-21 220405



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Property Photos



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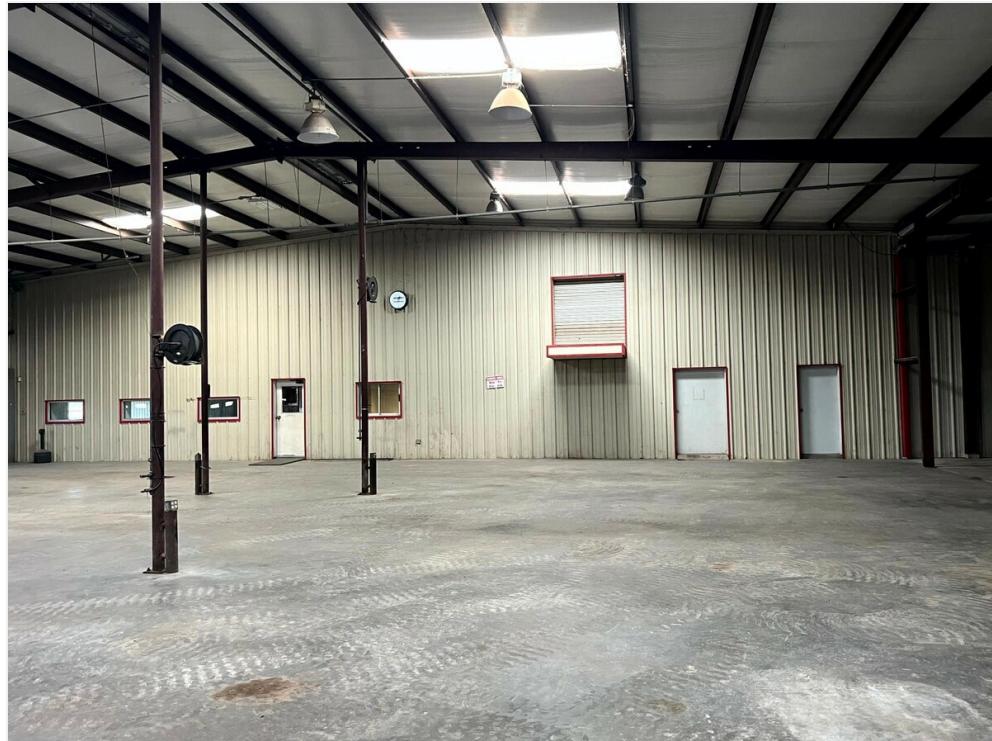


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Property Photos



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Property Photos



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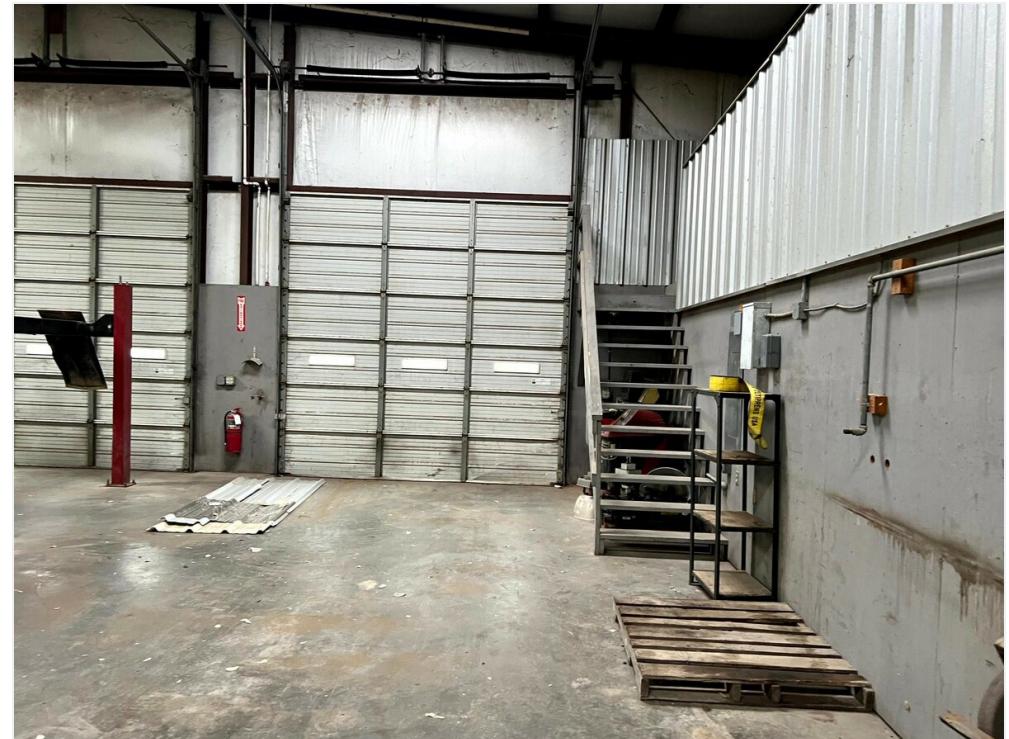
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Property Photos



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Property Photos



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Property Photos



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10-original

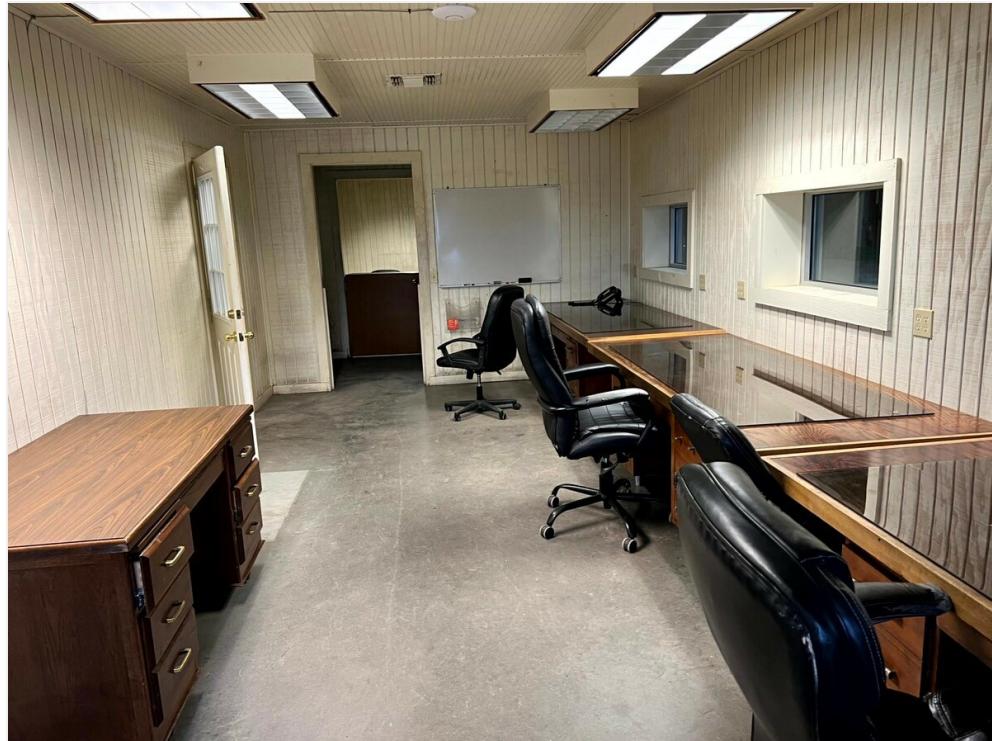


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Property Photos



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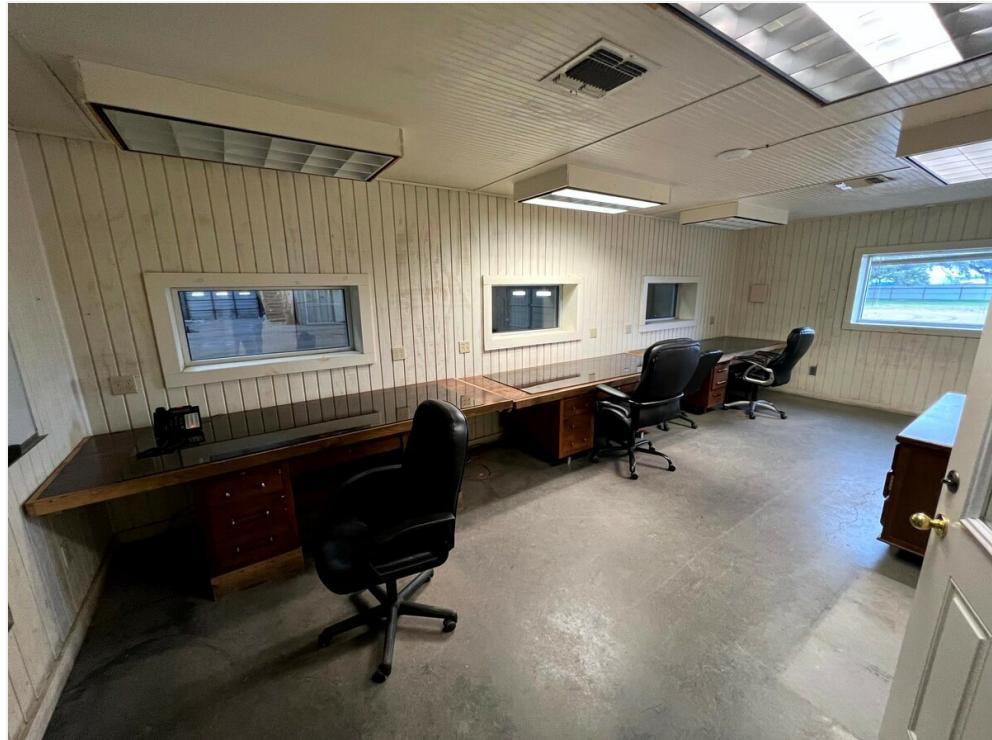


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

744LaGrange-FloorPlan



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744LaGrange-FloorPlan-Upstairs

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