

INDUSTRIAL FOR SALE OR LEASE

5230
HWY 71
WEST

5230 HIGHWAY 71 WEST
LA GRANGE, TEXAS 78945

AQUILA™ 



5230 HWY 71 WEST

PROPERTY OVERVIEW

33,684-SF Industrial Facility with Regional Connectivity

Built in 2004 and situated on 4 acres, the property features dock-high and drive-thru loading, 18' to 22' clear heights, approximately 7,500 SF of walk-in cooler space, and 4,000 SF of office space. With easy access to IH-10 and US-290, the facility is well suited for manufacturing, distribution, cold storage, and logistics operations.



AT A GLANCE

LAND SIZE 4 acres

BUILDING SIZE 33,684 SF

AVAILABILITY For sale or lease

PARKING 27 spaces



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BUILDING SPECS

LOADING

- Two 6' x 8.5' dock-high doors
- Two 14' x 16'4" drive-thru doors

SPACE LAYOUT

- ± 7,500-SF cooler
- ± 4,000-SF office
- Hot warehouse
- 3 private offices
- Reception area
- Conference room

HVAC

100% insulated +
HVAC ready

PARKING

27 spaces

YEAR BUILT

2004



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INTERIOR PHOTOS



*Positioned Near
Leading Innovators*

- 28 miles to Bastrop 552 Film Studios
- 34 miles to UT MD Anderson Cancer Center
- 35 miles to Starlink / Space X
- 35 miles to The Boring Company
- 35 miles to X Headquarters
- 45 miles to Neuralink
- 55 miles to Tesla Gigafactory

SAN ANTONIO
112 MILES

AUSTIN
57 MILES

DALLAS/FORT WORTH
220 MILES

5230 HWY 71 WEST

HOUSTON
108 MILES

35

71
TEXAS

For Inquiries

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