

INDUSTRIAL FOR SALE

4146 W US HIGHWAY 79, ROCKDALE, TX 76567-5278, MILAM COUNTY

4146 U.S. 79, ROCKDALE, TX 76567



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

JEFFREY SLANKER
512-800-4886
jslanker@kw.com

KATHRYNE RODDAM
979-324-6891
kroddam@kw.com

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4146 U.S. 79



JEFFREY SLANKER

C: (512) 800-4886
jslanker@kw.com
617990, Texas

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PROPERTY SUMMARY

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Property Summary

Lot Size:	2.59 Acres
Building SF:	24,406
Loading Dock:	1
Electrical Service:	800amp / 480V & 200amp / 240V

Property Overview

Located on 2.593 acres along W US Highway 79, this industrial campus features two metal-clad buildings totaling 24,406 SF. Building 1, constructed in 1989, offers 12,406 SF of contiguous warehouse space with 2,262 SF of office and support areas. Building 2, built in 1994, provides 12,000 SF, including a 6,000 SF primary bay, 4,380 SF secondary bay, and 1,620 SF mezzanine. Both buildings sit on slab foundations with gable roofs and are equipped with central HVAC. The property offers direct 18-wheeler access via County Road 310 and includes 20 paved parking stalls. Electrical service includes 800 amp / 480V and 200 amp / 240V. Fully fenced with a security office and electric gate, this space provides secure access. It is a turnkey offering with ample room for growth and expansion. The property also features a covered loading dock designed for 18-wheeler access, with ample space for efficient loading and unloading. Significant interior updates have been made, including upgrades to the offices, conference rooms, kitchen, and the addition of an exercise area.

Location Overview

The property is located along US 79 on Rockdale's north side, just 2.5 miles west of downtown at the CR 310 intersection. Rockdale benefits from its position along the historic International–Great Northern rail corridor and offers excellent regional connectivity. It's 41 miles east of College Station, 33 miles northwest of Temple/Belton, and approximately 55 miles from downtown Austin. This makes it an ideal location for manufacturing, distribution, or flex-use operations seeking quick access to key Central Texas markets. Additionally, the Sandow Lakes Logistics Center is less than 1 mile away, with the Sandow Lakes Ranch development located approximately 6 miles southwest of the property. This large-scale, mixed-use development will bring significant commercial, residential, and industrial growth to the area, further enhancing its appeal as a business hub.

AERIAL PHOTOS

4146 U.S. 79, ROCKDALE, TX 76567



EXTERIOR

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INTERIOR

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COVERED LOADING DOCK

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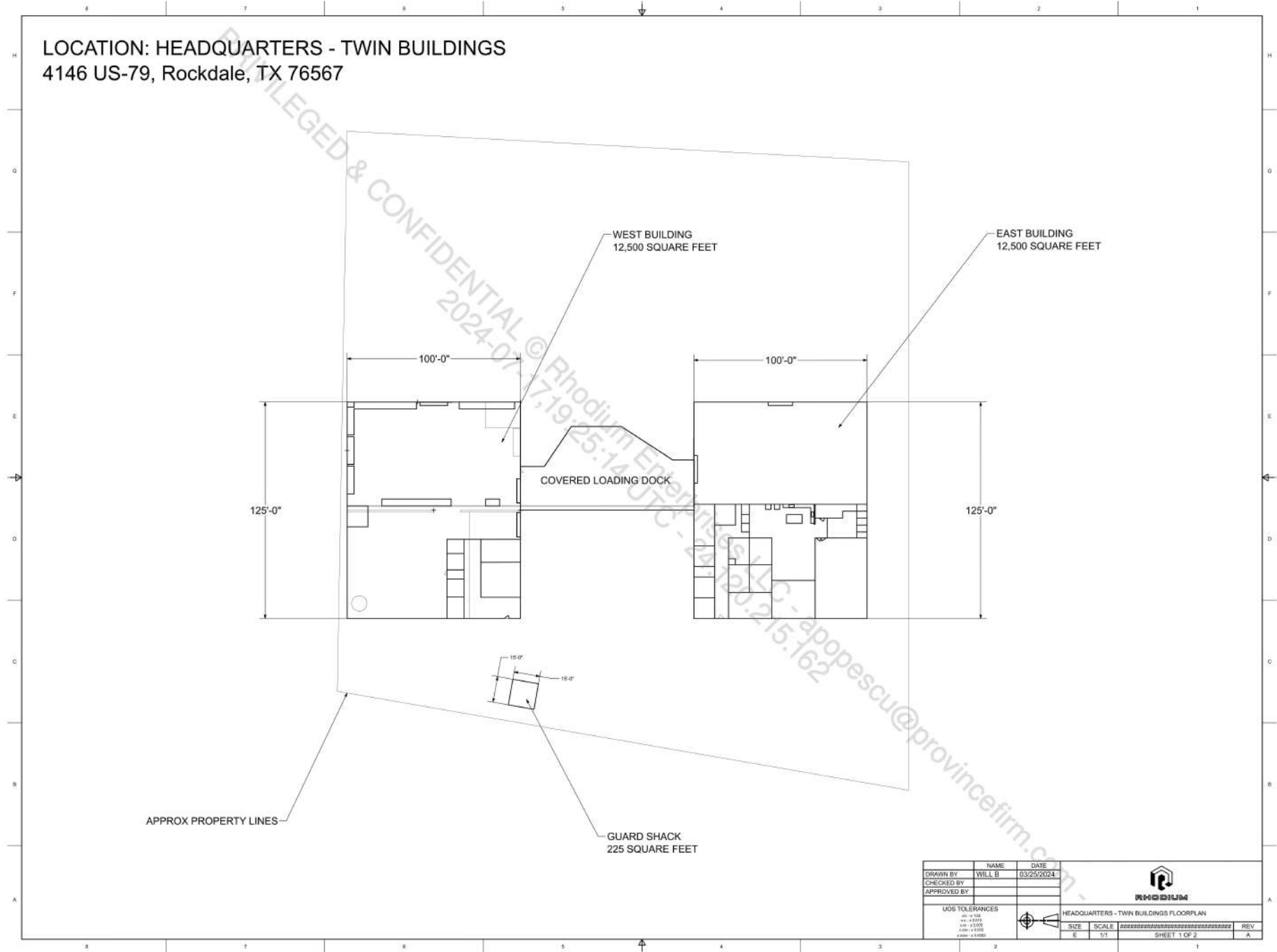
OFFICE INTERIOR

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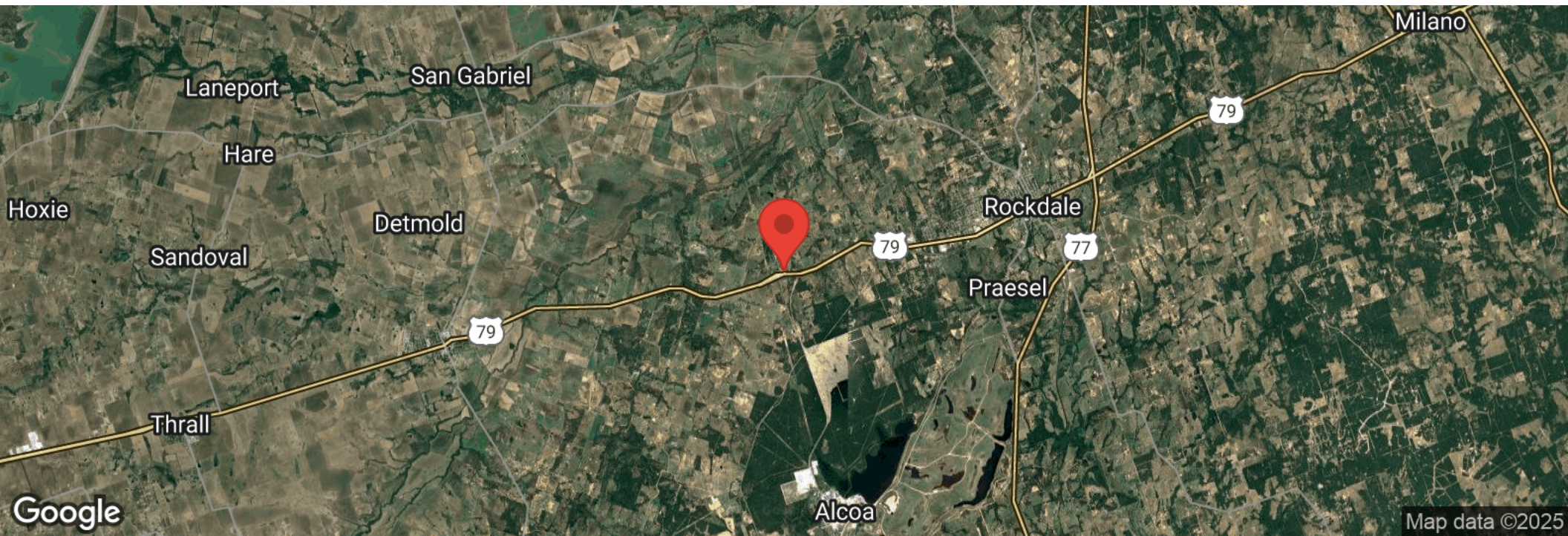
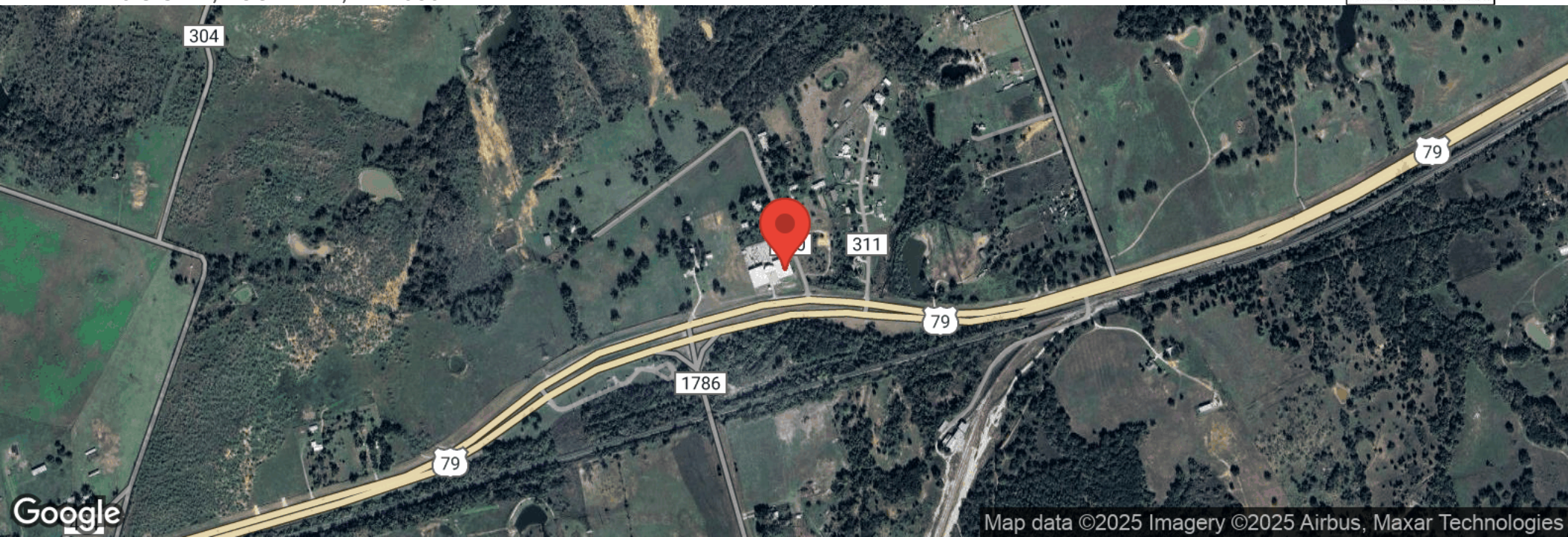
FLOOR PLAN

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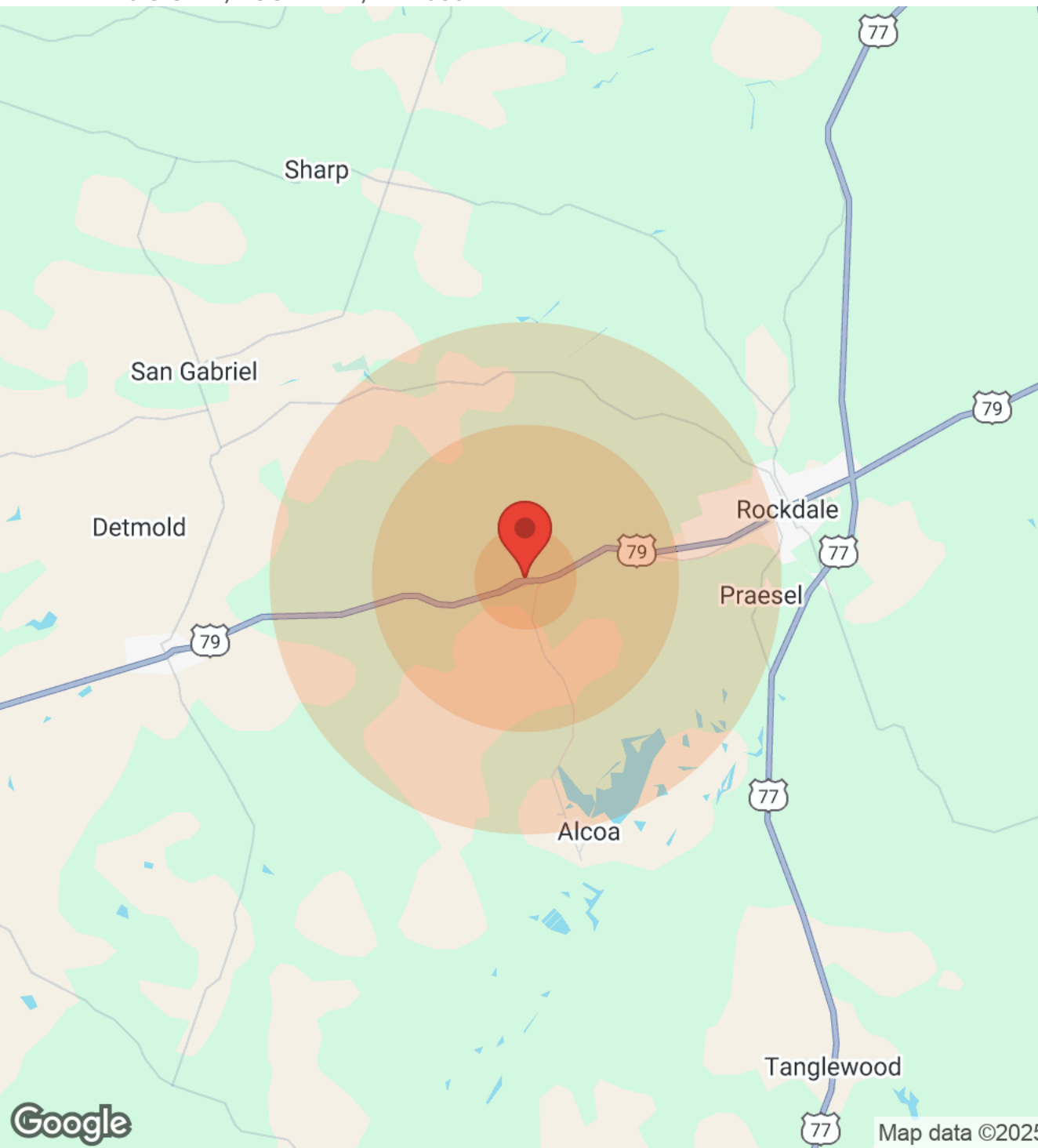
LOCATION MAPS

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DEMOGRAPHICS

4146 U.S. 79, ROCKDALE, TX 76567



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	2,790
Female	N/A	N/A	2,947
Total Population	N/A	N/A	5,737

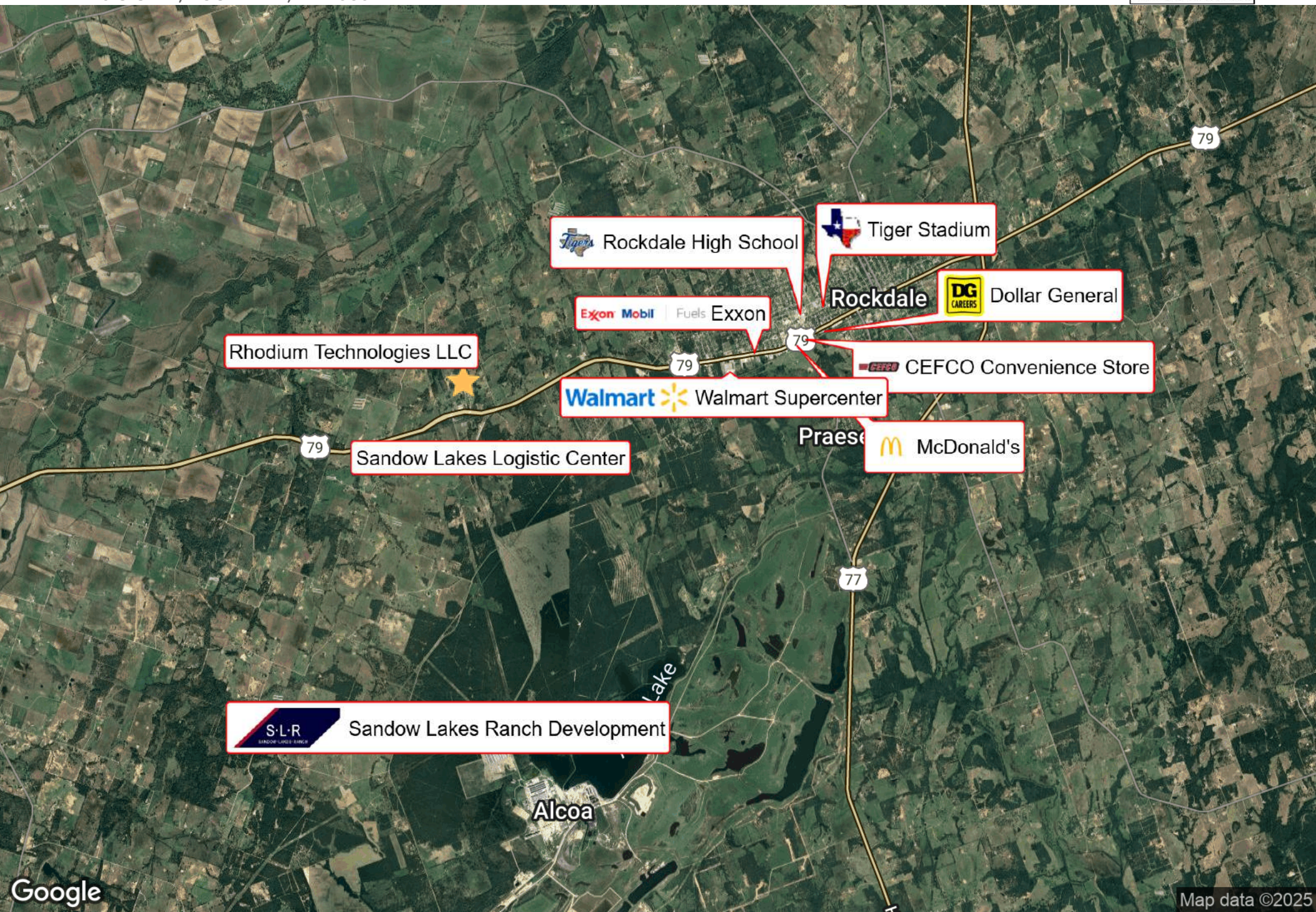
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	1,279
Ages 15-24	N/A	N/A	899
Ages 25-54	N/A	N/A	1,909
Ages 55-64	N/A	N/A	639
Ages 65+	N/A	N/A	1,011


Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$33,818
< \$15,000	N/A	N/A	433
\$15,000-\$24,999	N/A	N/A	383
\$25,000-\$34,999	N/A	N/A	196
\$35,000-\$49,999	N/A	N/A	261
\$50,000-\$74,999	N/A	N/A	436
\$75,000-\$99,999	N/A	N/A	194
\$100,000-\$149,999	N/A	N/A	237
\$150,000-\$199,999	N/A	N/A	18
> \$200,000	N/A	N/A	30

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	2,547
Occupied	N/A	N/A	2,201
Owner Occupied	N/A	N/A	1,551
Renter Occupied	N/A	N/A	650
Vacant	N/A	N/A	346

BUSINESS MAP

4146 U.S. 79, ROCKDALE, TX 76567



 Rockdale High School

 Tiger Stadium

 Exxon Mobil | Fuels Exxon

 Rockdale  Dollar General


 Rhodium Technologies LLC

 CEFCO Convenience Store

 Walmart  Walmart Supercenter

 Sandow Lakes Logistic Center

 McDonald's

 Sandow Lakes Ranch Development

Alcoa

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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