

FOR LEASE
Warehouse Opportunity

4800 Carson Ln
Waco, TX 76708

Lake Shore Dr

EASY ACCESS TO I-35
11,700 SF WAREHOUSE | Will Divide
CUSTOMIZABLE

Carson Ln



Presented By: Taylor Allen | 254-315-1984



EXECUTIVE SUMMARY

OFFERING SUMMARY

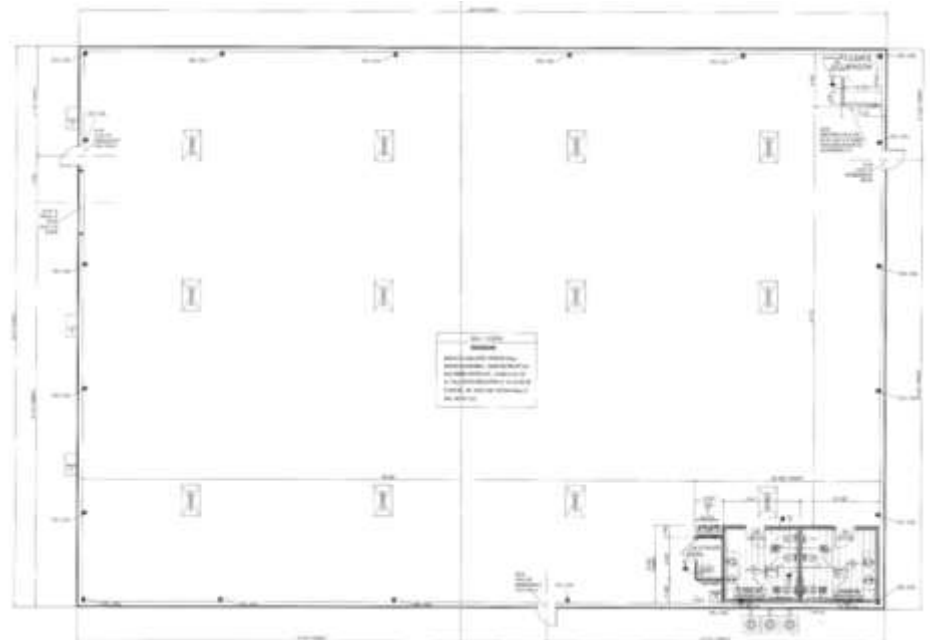
ADDRESS	4800 Carson Ln
LEASE PRICE	\$14.00/SF/Year plus NNN
BLDG SIZE:	11,700 SF Will Divide
LAND SIZE:	Within 5-acre business park
YEAR BUILT:	2021
AVAILABLE:	Q3 2024

PROPERTY SUMMARY

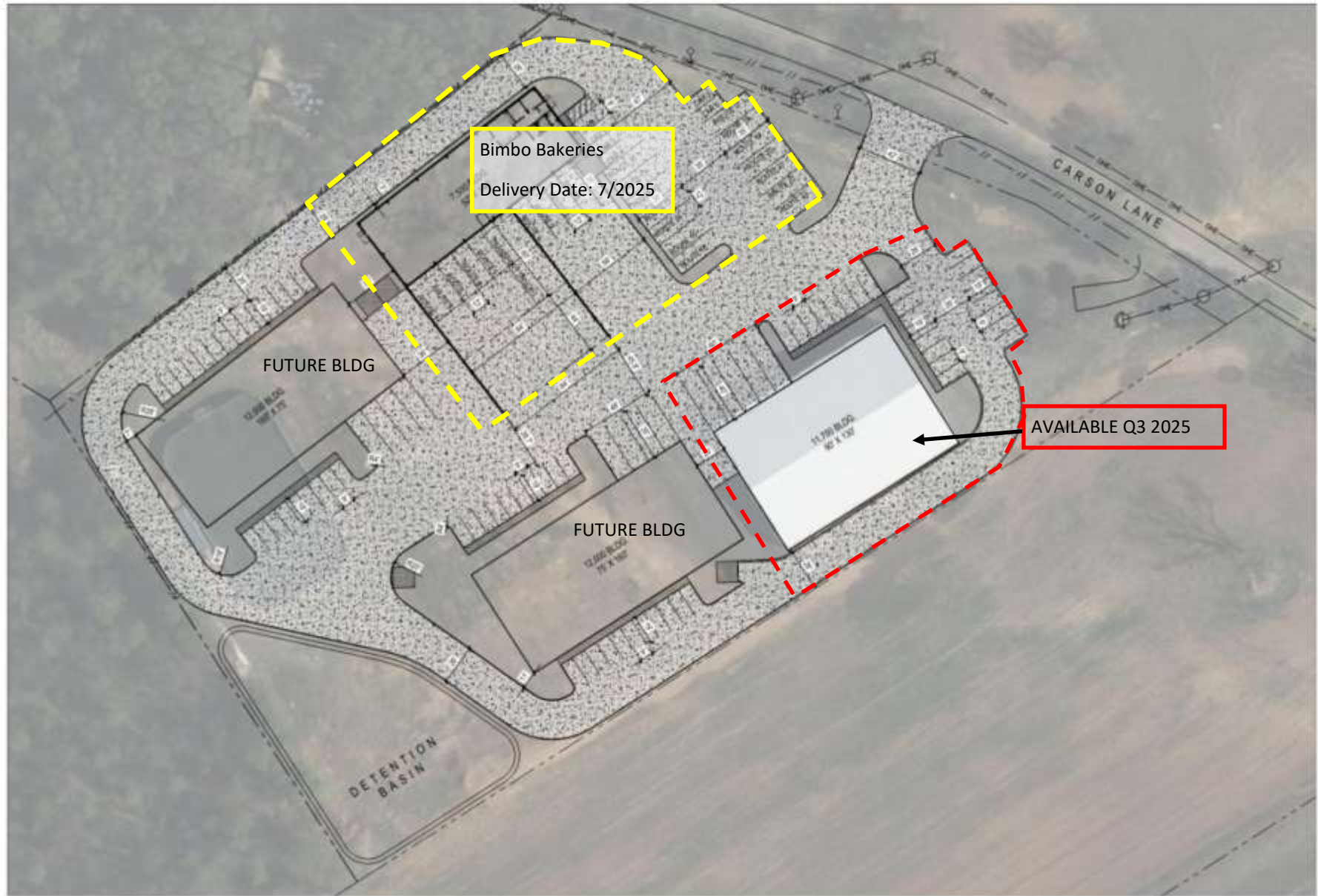
Flexible Warehouse space available for lease with easy access to I-35, Downtown Waco, China Spring and more.

Highlights:

- 17' Side Walls | 20' Center Height
- Small Office Available
- Grade Level Doors, Option for Dock Height
- Additional Land Available for Lease
- Centrally Located — Easy Access to I-35



SITE PLAN



PICTURES



AERIAL



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4800 Carson Ln Waco, TX



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