

FOR LEASE

3275 W US HWY 190, BELTON, TX 76513



9,100 SF Warehouse on 3.99-Acre Site

ABOUT THE PROPERTY:

3275 W U.S. Hwy 190 is a 9,100 SF single-tenant industrial project located on a 3.99-acre lot in Belton, TX. This property features a completely fenced and gated 3.99-acre site. It includes 1,800 SF of office space, four sixteen-foot grade-level doors, and ample outside storage. The property also boasts excellent visibility from Highway 190 and offers convenient access to the North and South Interstate 35 corridors.

FEATURES:

- 9,100 SF warehouse available (incl. 1,800 SF office space)
- 3.99-acre fully fenced and gated site
- Four (4) grade-level doors
- 18' clear height
- Direct visibility from Hwy 190 and quick access to Hwy 190 and IH-35

PROPERTY HIGHLIGHTS



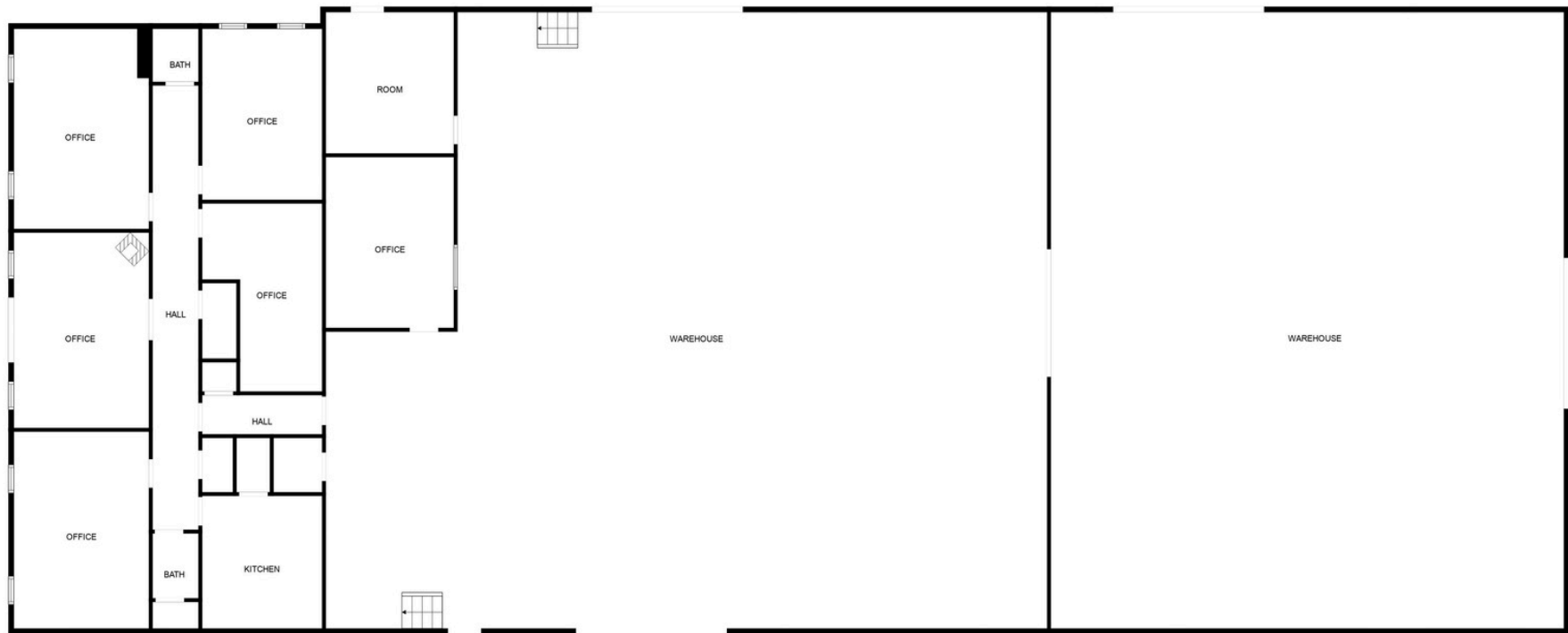
PLANNED IMPROVEMENTS



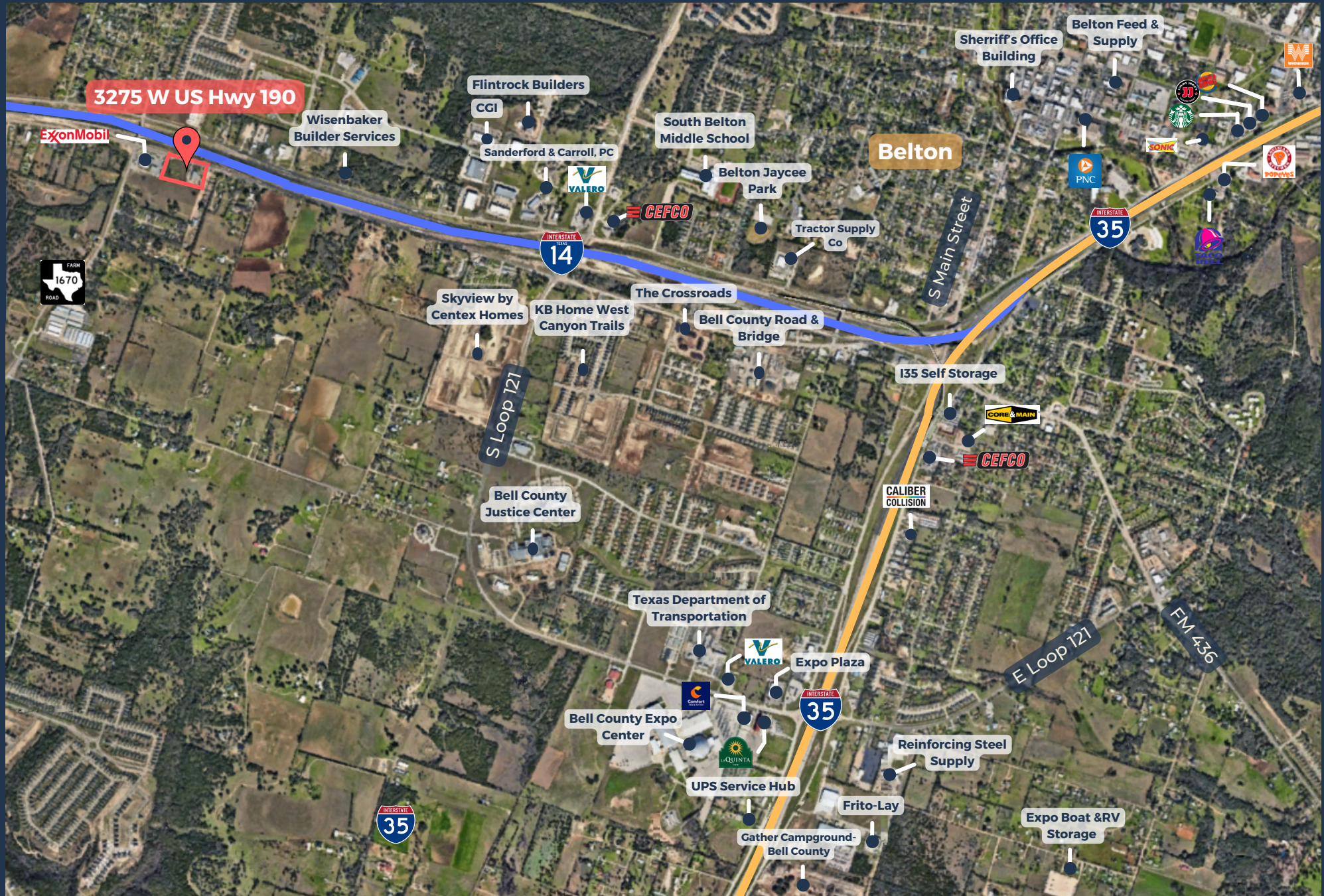
Planned Improvements Include:

- Stabilized yard
- Fully fenced perimeter
- Outdoor lighting

FLOOR PLAN



AREA OVERVIEW





CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Carson Byrd
Associate
cbyrd@llanorealty.com
(210) 941-0289