



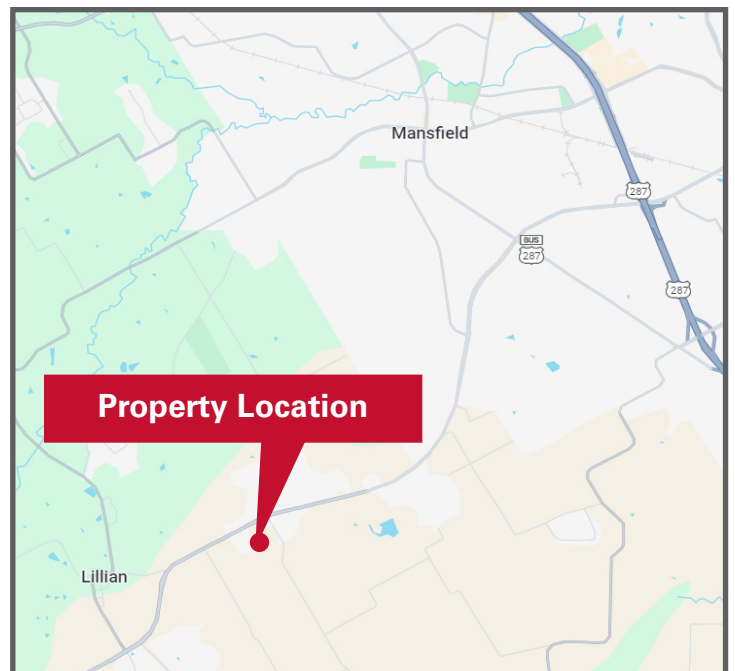
# 4209 LONGHORN DRIVE

## INDUSTRIAL · FOR LEASE · 16,000 SF AVAILABLE

### ALVARADO, TEXAS 76009

#### Property Highlights

- 16,000 sf total building
- Office +/- 1,029 sf
- 25' Clear height
- Two (2) dock high doors / One (1) with pit leveler
- Four (4) grade level doors 12' x 14'
- 100% HVAC warehouse
- Heavy Power 3 phase 480v
- Fenced and gated outside storage
- In the County (no permits or CO needed)
- Easy access to I-35W and HWY 287



Leased by:



**Cade Navarro**

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**Todd Lambeth**

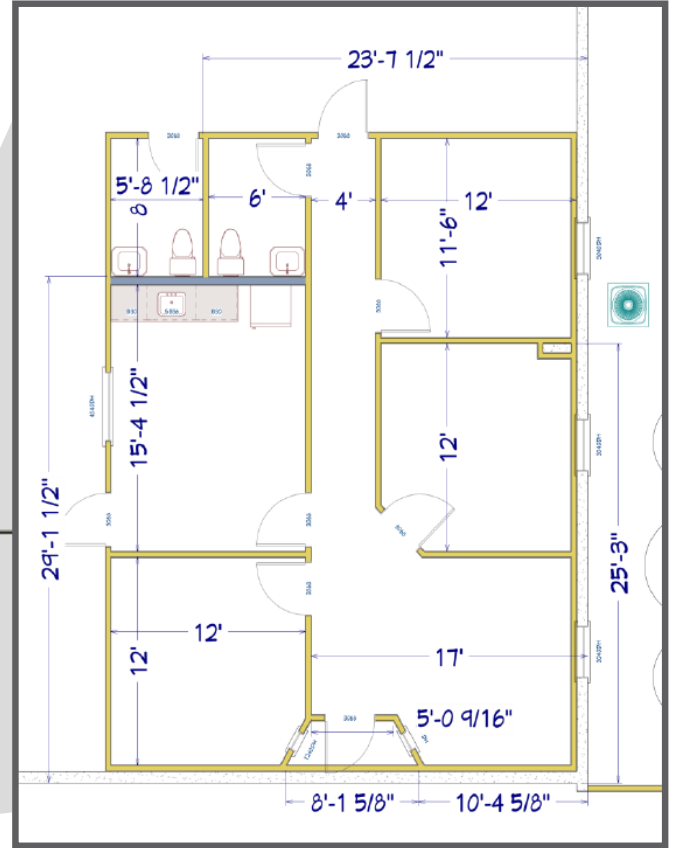
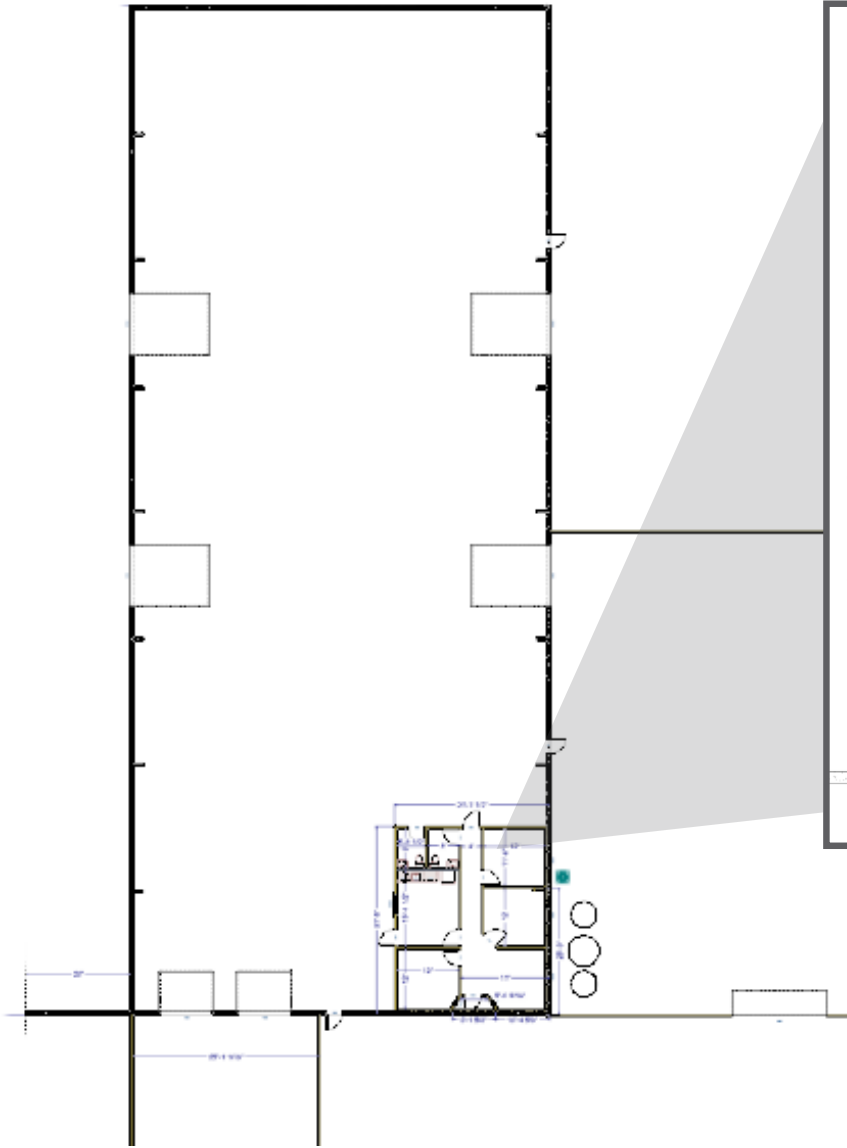
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**SITE PLAN: 16,000 SF**

**OFFICE PLAN: +/- 1,029 SF**



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