

Warehouse/Office For Lease

6412 S HWY 377, Stephenville, TX 76401



Total Building Space: 21,000SF

Leasable Space: 19,000 SF

Lease Rate: \$4.00/ft

Triple Nets: \$1.35

Terms: Negotiable

Total Lease Price: \$8470/Month

Traffic Count: 14,000+ CPD

Estimated Population: 21,000

Average HHI: \$64,000

21,000 Square feet warehouse/office combo. It features 1000 sq, ft Office space with 3 offices, 1 reception, 1 restrooms, and a server room. The 20,000 square feet of open warehouse space measures 60 X 3000 with 19 foot ceilings and 16 foot side walls, 6 grade level doors each 14 X 12 feet, 16 ft. sidewalls and its own bathroom. The warehouse lighting has been upgraded to LED. Well & Septic service the building. Outside storage available. The building is located just outside of the city of Stephenville. There are no zoning requirements.

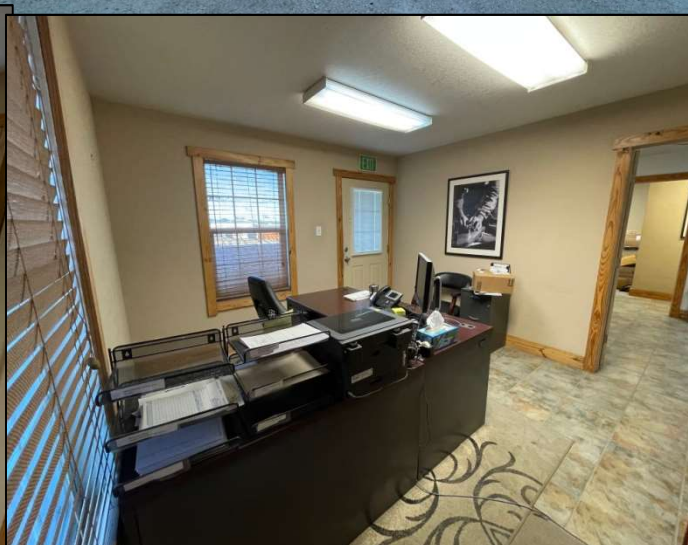
**8400 Belleview Dr. Ste 130
Plano, Texas 75024**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

CHRIS AMBROSIO
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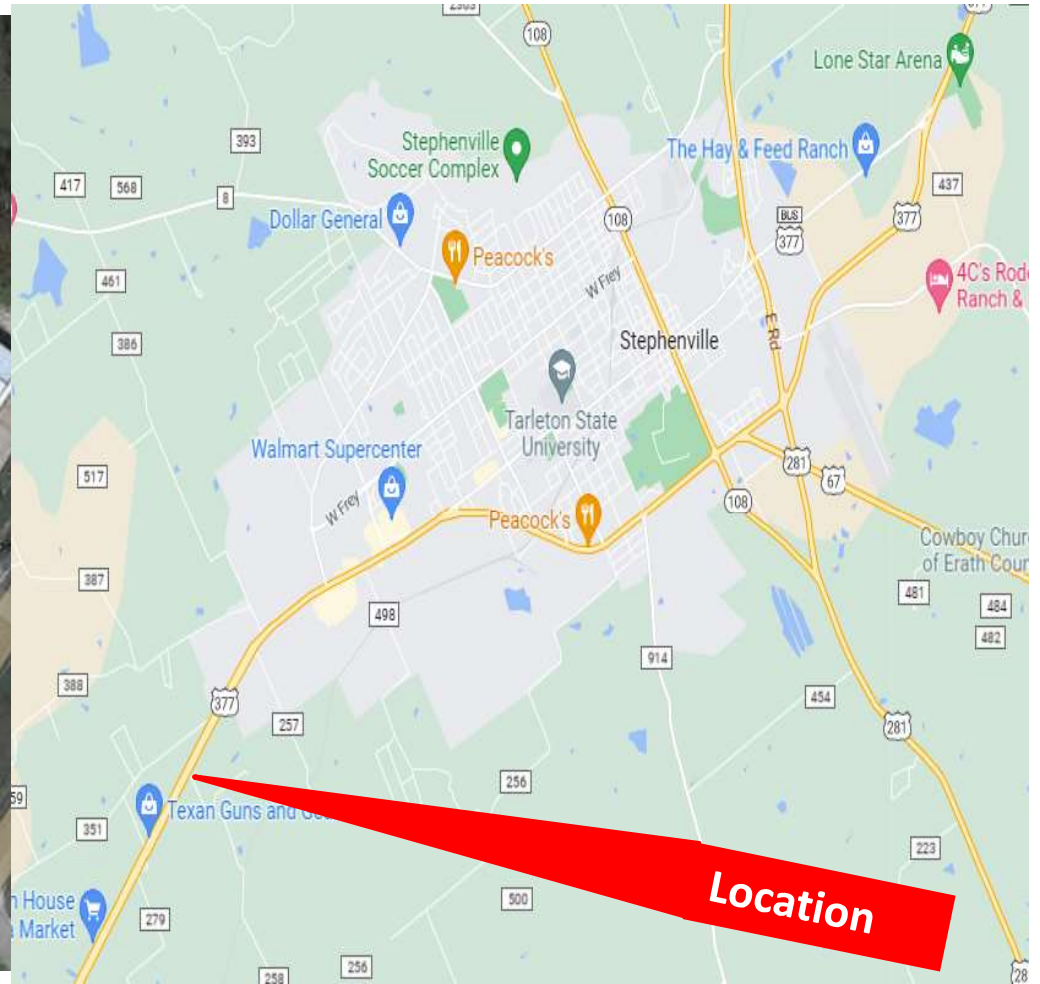
8400 Bellevue Dr. Ste 130
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