

Industrial ★ LEASE

LanCarte.com

4549 J D MOUSER PKWY, ALVARADO, TX, 76009



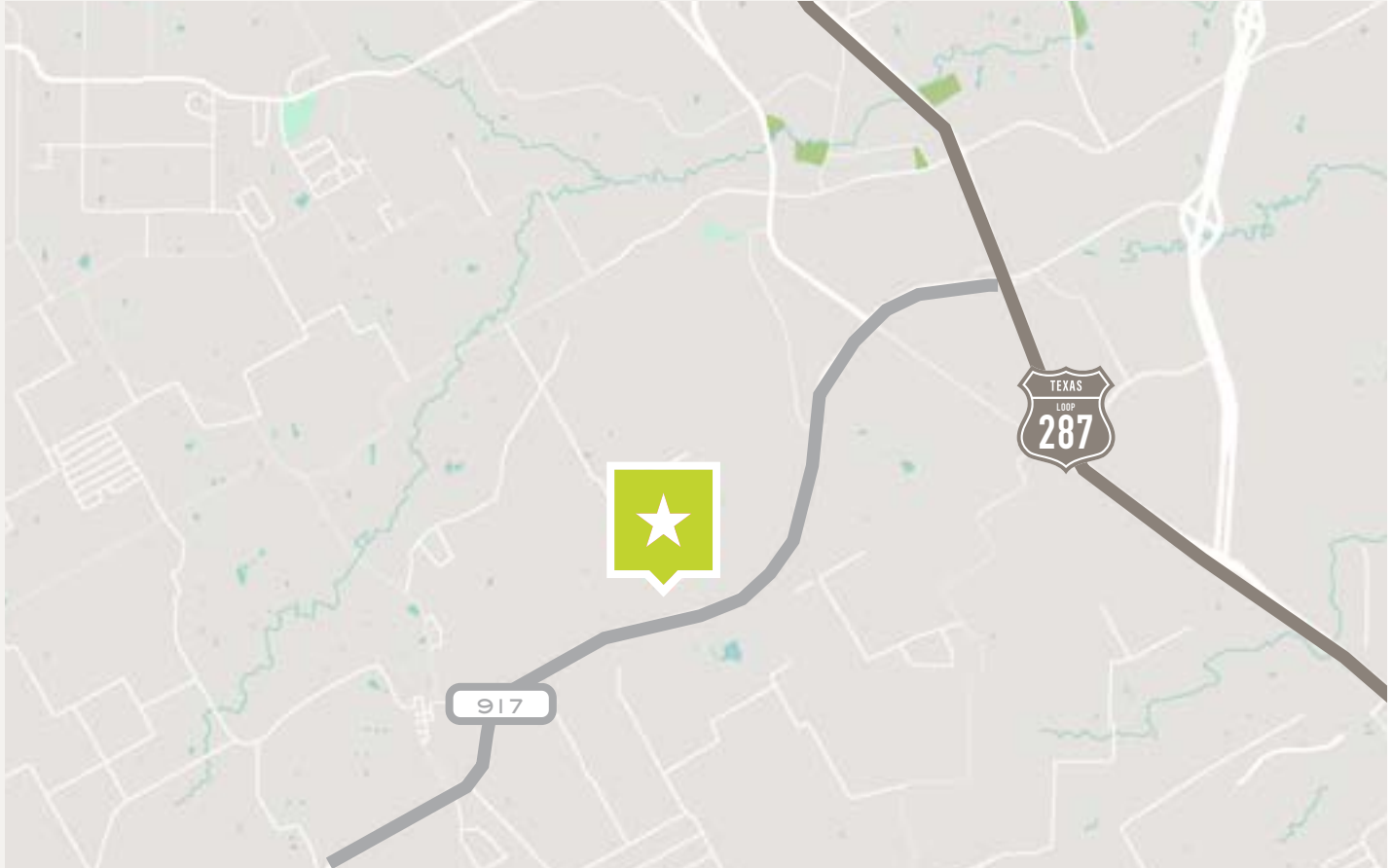
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PROPERTY FEATURES

- 2,400-13,800 SF
- Three Buildings Available
- Dock and Grade Level loading
- Office Spaces available
- Clear Height: 14'-23'
- Ample Parking
- 3 phase power

LEASE RATE & STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

This industrial development at 4549 J D Mouser Pkwy is positioned within Alvarado's rapidly growing industrial district, offering excellent visibility along a highly trafficked corridor and a strong presence in one of the southern gateways to the DFW Metroplex. With quick access to Highway 287, 360, and I-35W, the location provides efficient North-South and East-West connectivity, allowing businesses to easily reach major distribution hubs throughout Fort Worth, Dallas, Arlington, and the surrounding markets.

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AVAILABLE SUITES

4549 BUILDING



4568 BUILDING



4576 BUILDING



4576 BUILDING



4549 BUILDING- 13,800 SF

SUITE 101	7,200 SF
SUITE 105	6,600 SF

4568 BUILDING- 9,000 SF

SUITE 100	3,600 SF
SUITE 104	2,400 SF
SUITE 108	3,000 SF

4576 BUILDING- 13,600 SF

SUITE 100	3,200 SF
SUITE 104	3,200 SF
SUITE 108	2,400 SF
SUITE 112	2,400 SF
SUITE 116	2,400 SF

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INTERIOR PHOTOS



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EXTERIOR PHOTOS





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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