

AVAILABLE FOR LEASE
30,000 SF Warehouse

14597 N IH 35
Elm Mott, TX 76640



LEASE PRICE | \$7.00/SF plus NNN



EXECUTIVE SUMMARY

OFFERING SUMMARY

ADDRESS	14597 IH 35 Elm Mott, TX – Bldg. #5
RATE	\$7.00/SF/YR plus NNN (\$1.25/YR)
SIZE:	30,000 SF
LEASE TYPE	NNN
AVAILABLE:	Jan 2025

PROPERTY SUMMARY

Excellent Visibility and access to I-35, this 30,000 SF Warehouse is great for storage, light manufacturing, distribution, etc.

15 Minutes from Waco

1 Hour from DFW

Highlights:

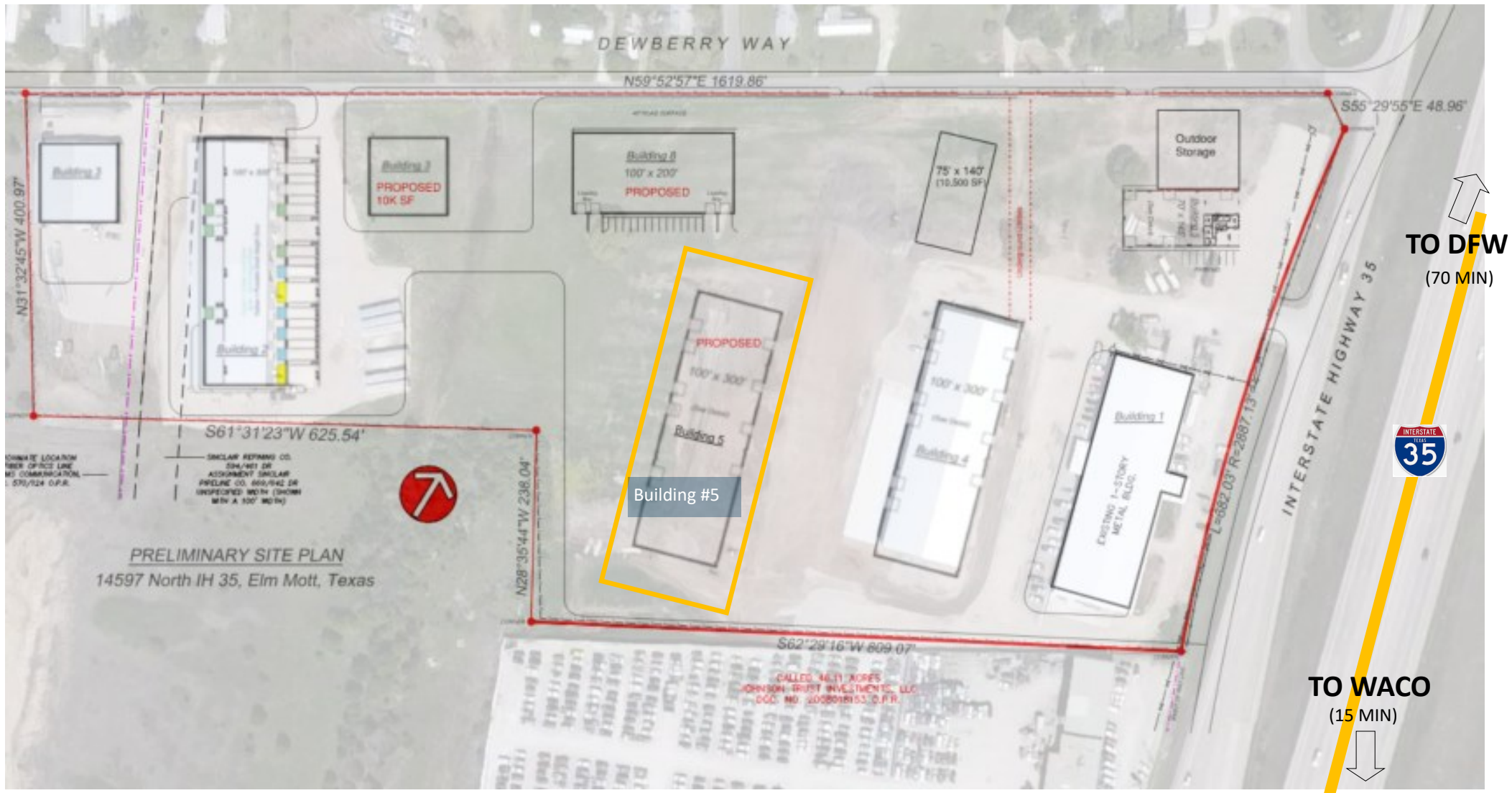
- 100'x300'
- 12 Dock-High Doors (9'x10')
- 6 OH Doors (14'x16')
- Office Available
- Visible from I-35



SITE PLAN



SITE PLAN



LOCATION MAP



DISCLAIMER

Rydell Real Estate exclusively presents the listing of 14597 N IH 35 ("Property"). The owner is offering for lease the Property through its exclusive listing with Rydell Real Estate.

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Warehouse

14597 N IH 35



PRESENTED BY:

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