

# Industrial ★ LEASE

LanCarte.com

3545 N MAIN ST, CLEBURNE, TX 76033



# Industrial ★ LEASE

3545 N MAIN STREET

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## PROPERTY FEATURES

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- Fully fenced and secure premises
- Located off Main St. throughfare
- Situated on 8.0 acres
- 3 industrial buildings with 9 roll-up doors
- Utilities include city water, a well, and septic (with the potential to connect to city water)
- Space to park large equipment/trucks
- Strategically located off of Hwy 174 with easy access to Cleburne.
- Dedicated turn lane into property

## LEASE RATE & STRUCTURE

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Contact Broker

## LOCATION OVERVIEW

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Positioned along Highway 174 in Cleburne, this 8-acre industrial property offers over 13,000 SF of warehouse space across three buildings for lease, plus 3 acres of outside storage. Each building features 3-phase power and office space, providing flexible layouts for industrial, manufacturing, or service-based operations. Strategically located just off Highway 174, the property offers easy access to Cleburne and the greater DFW area.

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**BUILDING 1**

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+/- 5,000 SF

- +/- 500 SF of Office
- 4 - 12X14 grade level
- Additional 2,000 SF canopy with paint booth
- 16" Clear Height
- Ability to add gravel and secure

**BUILDING 2**

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+/- 2,000 SF of dead storage

**BUILDING 3**

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+/- 6,750 SF

- 16" Clear Height
- All warehouse
- 5 - 12x12 grade level doors (ability to upsize doors)

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LANCARTE

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BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

**Benson Williams**

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