

Industrial ★ LEASE

LanCarte.com

4549 J D MOUSER PKWY, ALVARADO, TX, 76009



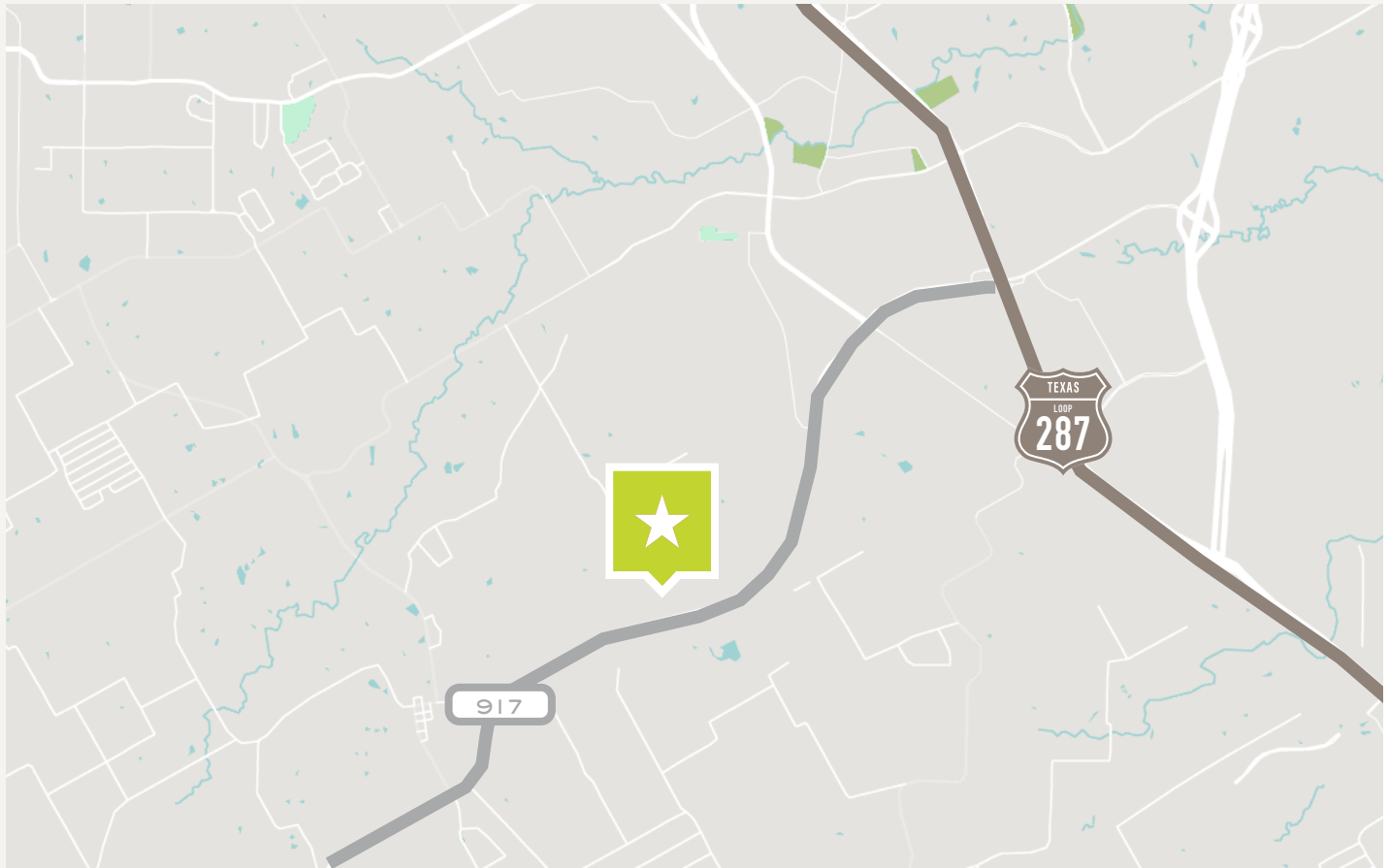
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PROPERTY FEATURES

- 2,400-20,000 SF
- Four Buildings Available
- Dock and Grade Level loading
- Office Spaces available
- Clear Height: 14'-23'
- Ample Parking
- 3 Phase Power
- Yard Space Available

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- 6,600 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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AVAILABLE SUITES

4529 BUILDING



4529 BUILDING



4529 BUILDING- 20,000 SF

Yard Space, Dock and Grade-Level Loading , Three Phase Power

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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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