



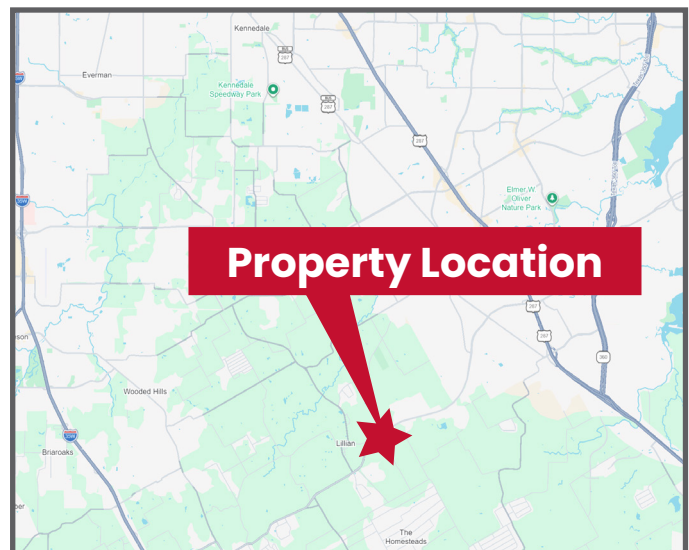
4200 LONGHORN DRIVE

INDUSTRIAL • FOR LEASE • 16,000 SF AVAILABLE

4200 Longhorn Dr., Alvarado, Texas 76009

Property Highlights

- +/- 16,000 SF (+/- 1,000 SF Office)
- +/- 2.25 acres of fenced and gated outside storage
- +/- 17' – 21' clear height
- Heavy power: 3 Phase 480V 800 Amps
- Five (5) grade level doors (2: 14' x 14', 3: 12' x 14')
- One (1) dock high door with pit leveler
- No permits or certificate of occupancy required
- 24/7 direct access
- Easy access to FM 917, HWY 287, and I-35W



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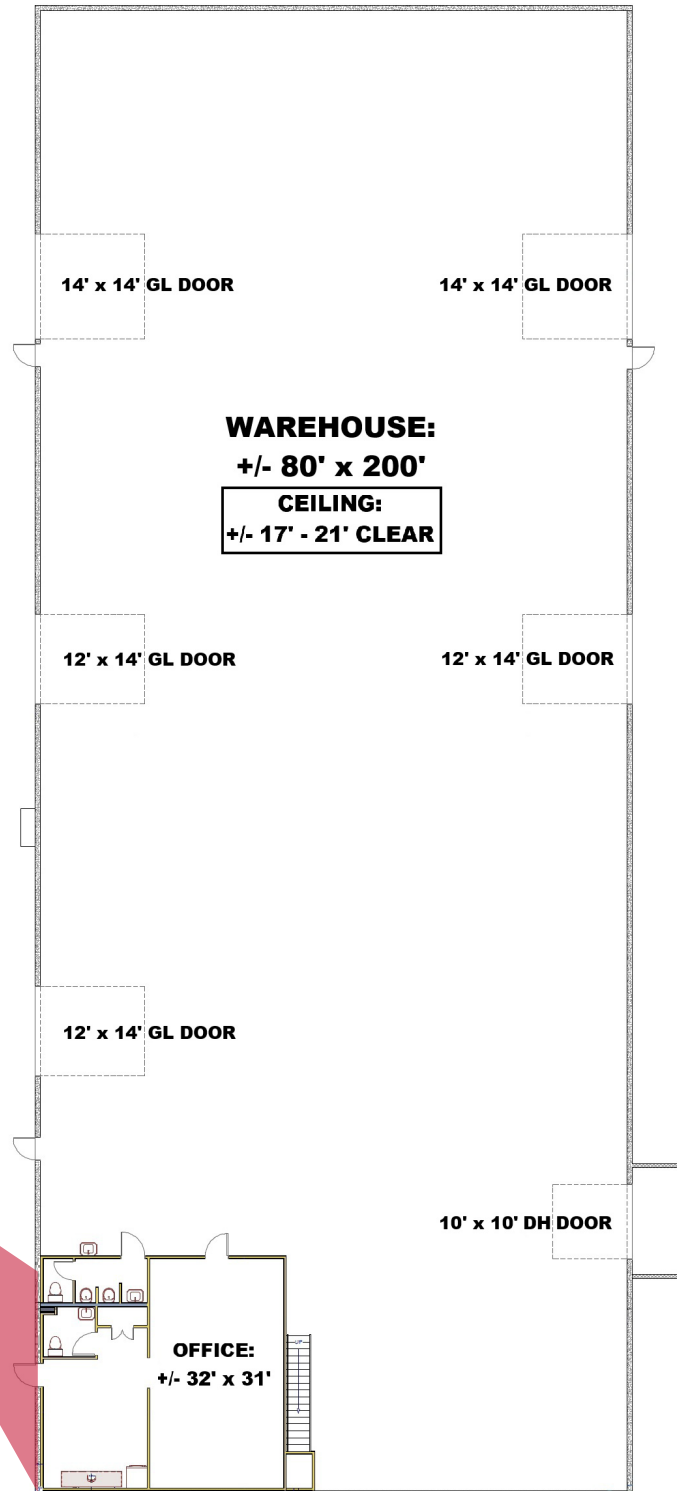
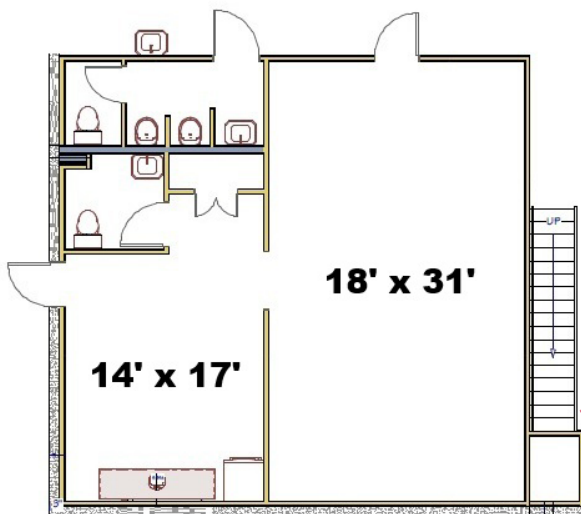
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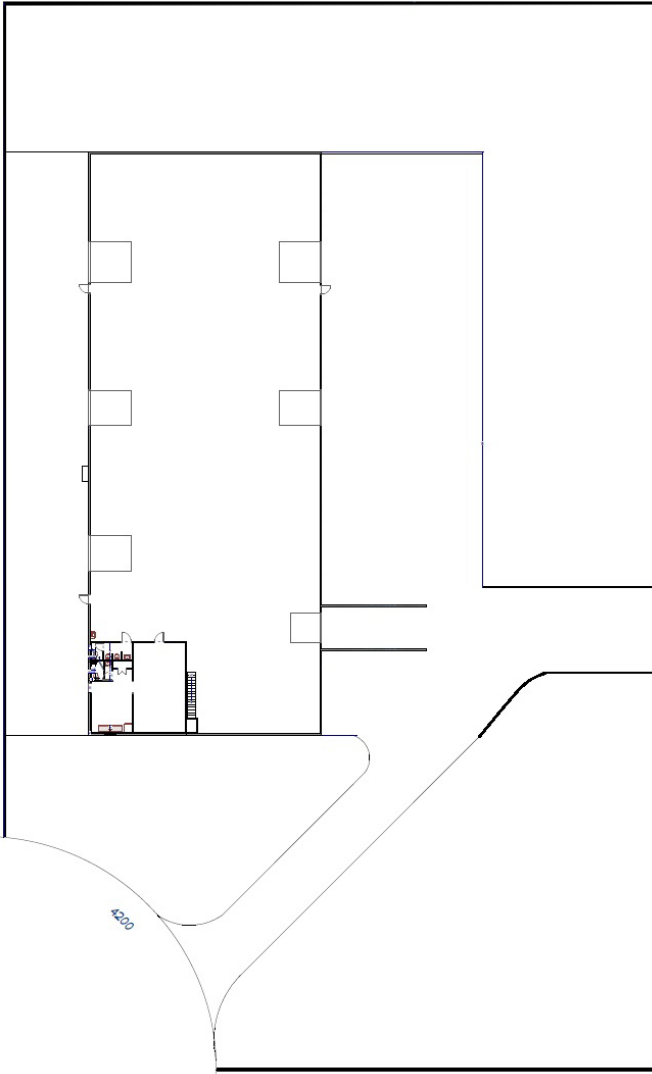
4200 LONGHORN DRIVE

4200 LONGHORN DR., ALVARADO, TX 76009



- +/- 16,000 SF
- 3 Phase 480V 800 amps
- Five (5) Grade Level Doors (2: 14' x 14', 3: 12' x 14')
- One (1) Dock High Door with pit leveler
- +/- 17'-21' Clear Height
- +/- 1,000 SF Office, 2 Restrooms







LEASING INFORMATION



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