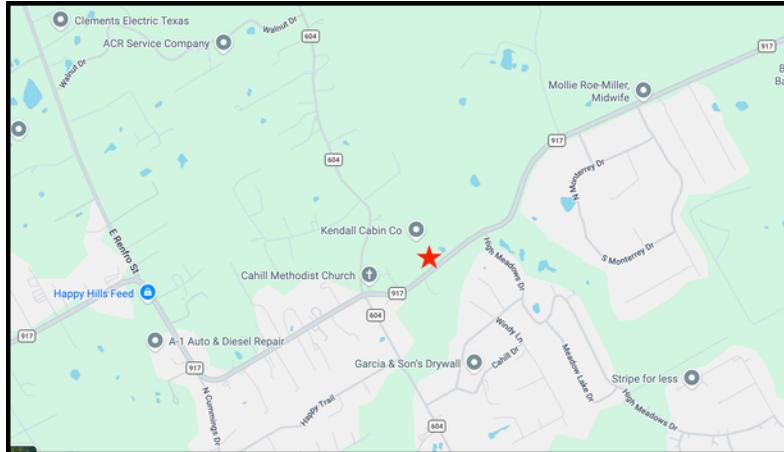


Pre-Leasing Commercial Warehouse Space



8625 E FM 917 ALVARADO, TX 76009



Property features:

- ↖ ↗ 1.5 Acres
- ➡ 207' Frontage on FM 917
- 🚗 14,053 AADT
- 📐 7,500 Sq Ft

- 125'x60' Warehouse Space
- Existing Curb Cut & Concrete Drive
- 3 Phase Electric Available
- County Water Available
- 24' tall ceilings

About:

Build-to-suit opportunity on ± 1.5 acres with 207 feet of frontage along busy **FM 917**. High-end tenants are already in place, and the property is well maintained, making this an ideal site for a wide range of **commercial** uses including light industrial, warehouse, contractor yard, or service-based business. **Only TWO BUILDINGS REMAINING**. Located outside city limits in Johnson County with **limited restrictions**, county water access, 3-phase electric available, and an existing curb cut with concrete drive already in place. Lease rate can vary based on scope and specifications of build. 2 Min to 35W and 10 min to Hwy 287.

Contact details:



817-680-8599



sales@kendallcabin.com

