



Reid Peevey
Commercial

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FOR LEASE

BUILD TO SUIT WAREHOUSE - HWY 6 AT SPEEGLEVILLE RD - WACO, TX

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BUILD TO SUIT WAREHOUSE - FOR LEASE

HIGHWAY 6 AT SPEEGLEVILLE RD - WACO, TX







PROPERTY OVERVIEW

BUILDING SIZE	10,000 - 50,000 SF
LAND SIZE	UP TO 4.85 ACRES
ZONING	WACO ETJ
LEASE RATE	\$7.50 NNN
HIGHWAY FRONTAGE	UP TO 381'

PROPERTY DESCRIPTION

BUILD TO SUIT WAREHOUSE FOR DISTRIBUTION, MANUFACTURING OR INDUSTRIAL USE. LOCATED ON HIGHWAY 6 AT SPEEGLEVILLE RD IN THE CITY OF WACO ETJ, TO MAKE FOR A SPEEDY CONSTRUCTION PROCESS. SPACES AVAILABLE FROM 10,000 SF WITH GRADE DOORS, DOCK DOORS, HIGH SIDEWALLS, OFFICES AND SHOWROOM ALL OPTIONAL..

-  HIGH TRAFFIC AND VISIBILITY
-  EASY ACCESS ONTO HWY 6
-  CURB CUT AND UTILITIES IN PLACE - READY TO BUILD
-  CLOSE PROXIMITY TO I-35 AND HWY 84

PAT FARRAR ASSOCIATE BROKER

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BUILD TO SUIT WAREHOUSE AVAILABLE

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