

FOR LEASE



5600 N US HIGHWAY 77

LA GRANGE, TEXAS

Flexible office, warehouse and outdoor operating space along the US-77 corridor.

\$4,800/MO

+ NNN

APPROX. 5,600 SF

TOTAL BUILDING

4.25 ACRES

COMMERCIAL SITE

36-60 MONTHS

LEASE TERM

SPACE, ACCESS AND FUNCTION IN ONE LOCATION

Designed to support day-to-day business operations with professional office space, high-clearance warehouse access, material-handling capability and a generous laydown yard.

- Approx. 2,400 SF office and 3,200 SF warehouse
- Three 12 ft x 20 ft roll-up doors and trolley crane
- Five offices, conference room, kitchen and showroom area
- Approx. 2-acre laydown yard with well and septic



STEVE JANDA, REALTOR

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PROPERTY FEATURES & LAYOUT

5600 N US HIGHWAY 77 | LA GRANGE, TEXAS

BUBELA
REAL ESTATE



PROFESSIONAL OFFICE / SHOWROOM



WAREHOUSE WITH OVERSIZED ACCESS



4.25-ACRE SITE ALONG THE US-77 CORRIDOR



FLOOR PLAN - MEASUREMENTS APPROXIMATE

PROPERTY HIGHLIGHTS

- Five private offices plus conference room
- Kitchen, showroom/reception and three restrooms
- One restroom includes a shower
- Central HVAC in office area

FLEXIBLE BUSINESS APPLICATIONS

- Contractor or service-company headquarters
- Fleet, equipment and material storage
- Distribution or field-service operations
- Light industrial or similar commercial use

Information deemed reliable but not guaranteed. Tenant to verify measurements, features and permitted use.



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