

Industrial ★ SALE

LanCarte.com

11733 E FM 917, ALVARADO, TX, 76009



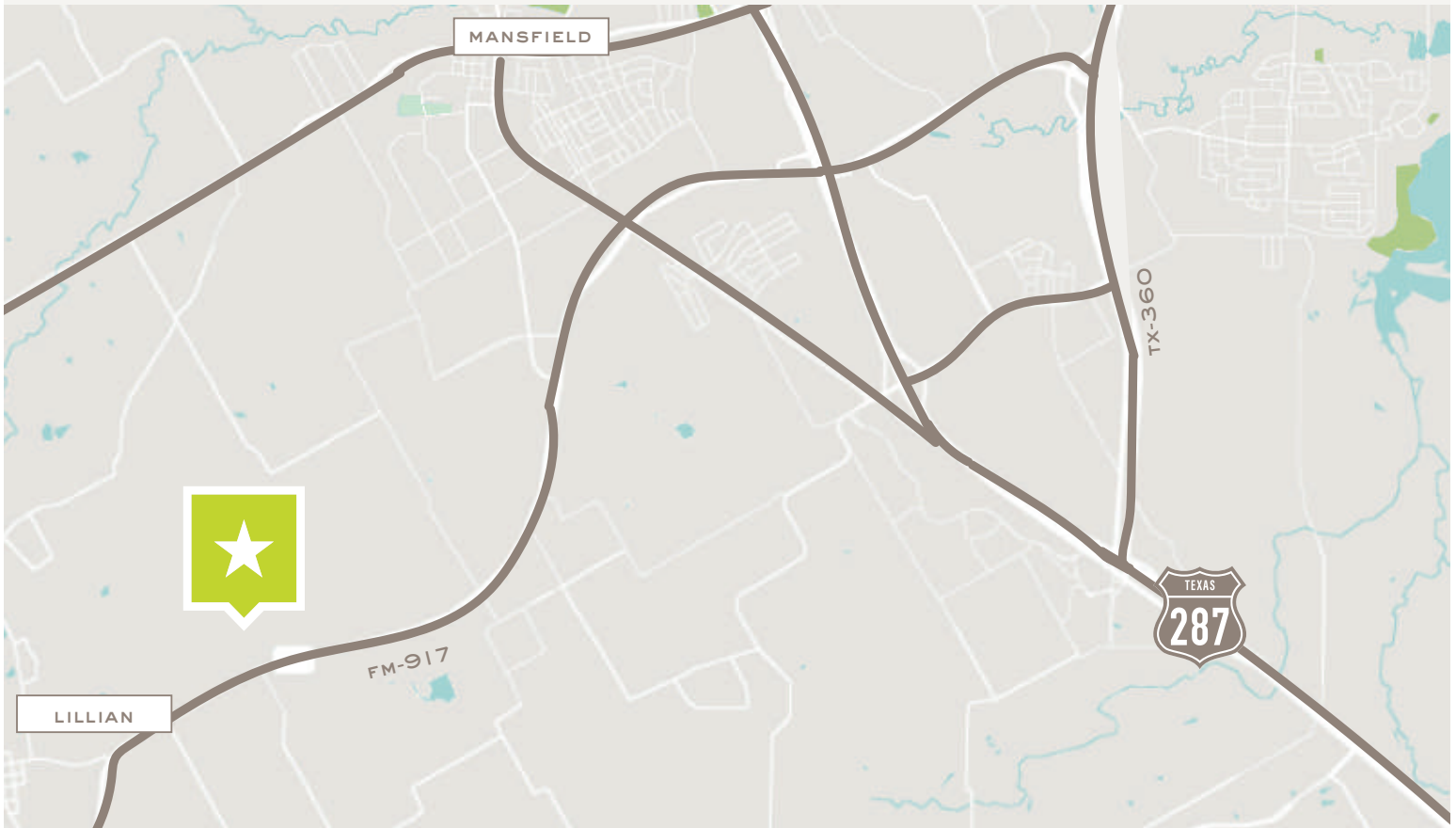
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PROPERTY FEATURES

- Newly Renovated
- +/- 7,206 SF
- +/- 4,312 SF Office
- 3.5 acres
- 14'-16' Clear Height
- 8 Grade Level Doors (12'x12')
- 8 Offices
- Conference Room
- Full Size Break Room
- Secured Fenced Yard
- IOS opportunity
- FM 917 Frontage

LOCATION OVERVIEW

The property consists of +/- 3.5 acres with direct frontage along FM 917, positioned between I-35W, US-287, and US-67, providing convenient regional access across the greater DFW area. FM 917 serves as a primary east-west trucking connector and reliever route, allowing efficient circulation without relying on interstate travel, making the site well suited for contractors, fleet services, outside storage, and light industrial users. The roadway carries approximately 18,246 vehicles per day, offering strong visibility and accessibility in a functional industrial setting.

SALE PRICE

\$1,550,000

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EXTERIOR PICTURES



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INTERIOR PICTURES



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OUTSIDE STORAGE EXAMPLE RENDERING





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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