

CENTURY 21

Judge Fite Company



744 FM 609

LA GRANGE, TX 78945



\$15,553



20,737 sqft

DESCRIPTION

Strategic 12-Bay Industrial Warehouse & Fleet Maintenance Facility with 4-Acre Fenced Yard for Lease. Position your business in the center of the Central Texas growth corridor with this rare, purpose-built industrial facility ideally suited for fleet maintenance, industrial warehousing, logistics support, or heavy equipment operations. Strategically located with convenient access to the Austin–Houston–San Antonio triangle, this property offers an exceptional base for companies serving major regional markets. This fully improved site combines warehouse space, professional office buildout, and extensive service infrastructure, making it an ideal turnkey opportunity for industrial users requiring both indoor operations and secure outdoor storage.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 8227281

YEAR BUILT: 2008

COUNTY: Fayette

TRACT OR SUBDIVIION: John Castleman League Abs #31

LIST DATE: 04/17/2026

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800.451.8055

AREA: FC

SQUARE FEET: 20,737

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 37.71

LOT SIZE (SQFT): 1,642,647

INTERIOR FEATURES

KITCHEN:

- Negotiable

FLOOR COVERINGS:

- Carpet
- Concrete

EXTERIOR FEATURES

PARKING:

- OnSite
- Open
- Unpaved

YARD/GROUNDS:

- Storage

SIDING:

- MetalSiding

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sam Pritchard

PHONE: 512.472.6201

BROKERED BY: Harrison-Pearson Assoc. Inc