



**LEASE**

**615 FM 371**

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Gainesville, TX 76240

**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This warehouse offers small users an affordable, right-sized industrial option with easy access to Gainesville's major routes, ample yard and parking space, and flexible layout potential for storage, light manufacturing, or service operations. Tenants benefit from lower operating costs compared to metro-area parks and the ability to customize the space to fit their workflow. Ideal for businesses needing practical access, room to grow, and a hassle-free industrial location.

## PROPERTY HIGHLIGHTS

- 12'x12' office to be provided
- Restroom to be provided
- 14' Overhead Doors
- 17' Clear Height
- Spray Foam Insulation
- Yard Space Available

## OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$1,800 - \$7,500 per month (MG)
<b>AVAILABLE SF:</b>	1,800 - 9,000 SF
<b>BUILDING SIZE:</b>	12,000 SF

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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG
<b>TOTAL SPACE:</b>	1,800 - 9,000 SF

<b>LEASE TERM:</b>	Negotiable
<b>LEASE RATE:</b>	\$1,800 - \$7,500 per month

## AVAILABLE SPACES SIZE (SF)

### LEASE TYPE

### LEASE RATE

1,800 SF	Modified Gross	\$1,800 per month
3,600 SF	Modified Gross	\$3,450 per month
5,400 SF	Modified Gross	\$4,950 per month
7,200 SF	Modified Gross	\$6,300 per month
9,000 SF	Modified Gross	\$7,500 per month

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# INTERIOR PHOTOS



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**ADDITIONAL AERIAL**



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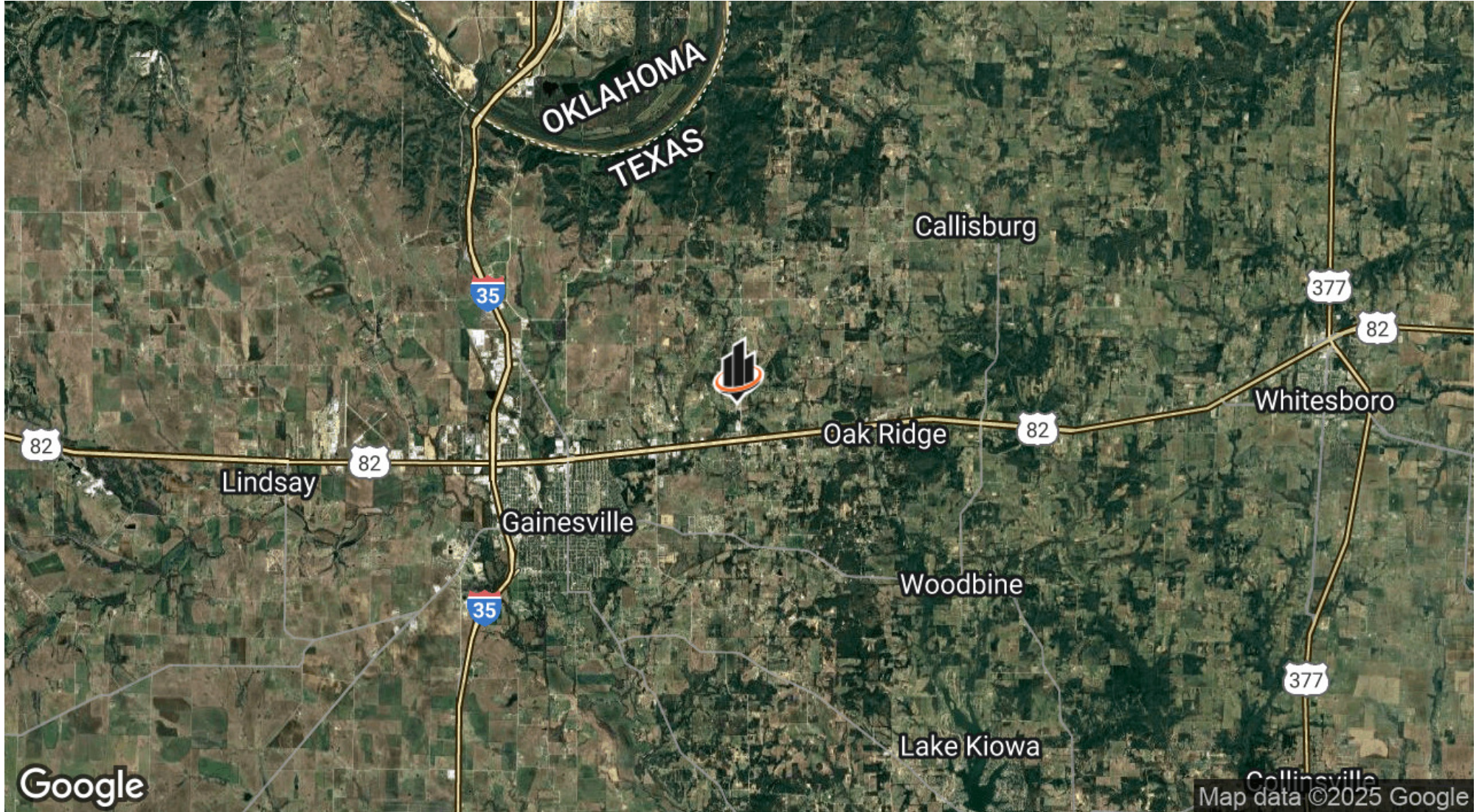
# AERIAL PHOTOS



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# LOCATION MAP



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**SVN**  
VERUS COMMERCIAL

The image is an aerial photograph of a city, likely Austin, Texas, featuring the prominent, ornate Texas State Capitol building in the center. The building has a large central dome and several smaller domes. The surrounding area includes various commercial buildings, parking lots, and green spaces. A large, stylized logo is overlaid on the image. The logo consists of three vertical bars of increasing height on the left, followed by a curved orange and white swoosh that underlines the letters 'SVN'. Below the 'SVN' logo, the words 'VERUS COMMERCIAL' are written in a clean, white, sans-serif font. The overall scene is captured during the 'golden hour' of sunset, with warm, soft lighting.