

INDUSTRIAL WAREHOUSE - FOR SALE | FOR LEASE

COMING SOON - DECEMBER 2026 DELIVERY DATE



Highlights:

- Wet Sprinkler System
- Ceiling Height: 19'-0" - 22'-0"
- OH Doors: 12' x 14'
- Power: 3-Phase/240V/1600 Amps
- Build-to-suit office space
- Security System
- **Delivery Date: December 2026**

Summary:

Newly constructed warehouse space being delivered in December 2026. The property is located just South of I-10 with frontage on US-90 making this an ideal, central location for any user or tenant seeking warehouse with ample parking, and potential outdoor storage needs in Live Oak.

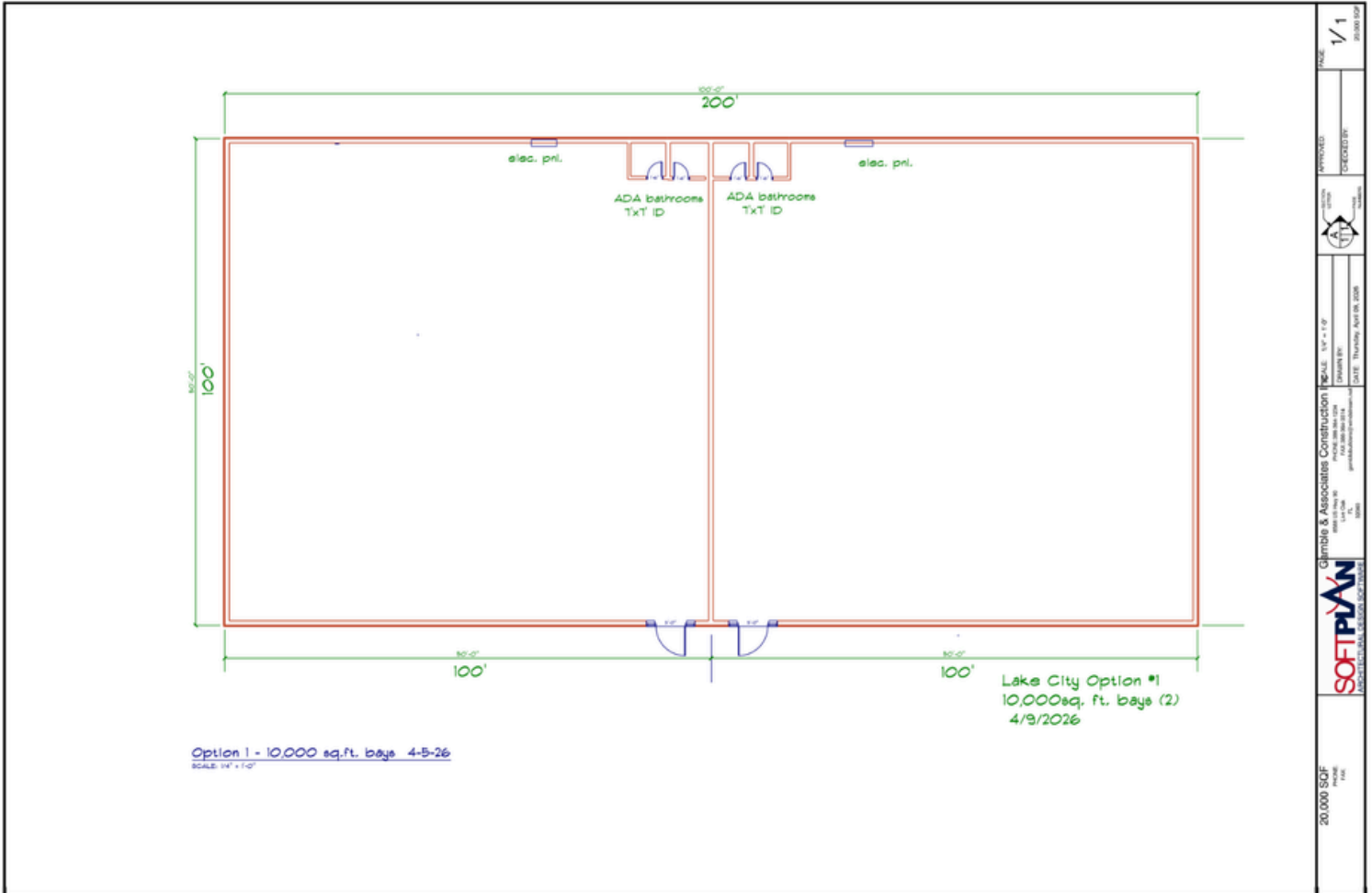
Offering Summary:

| | |
|-----------------------------|----------------------------------|
| Asking Price: | \$2,200,000 |
| Lease Rate: | \$12.00/SF (NNN) |
| NNN's: | \$1.25/SF |
| Total Building Size: | 20,000 SF |
| Lot Size: | 1.5 AC |
| Zoning: | Warehouse Storage & Distribution |

KYLE@VANCAMPCOMMERCIAL.COM

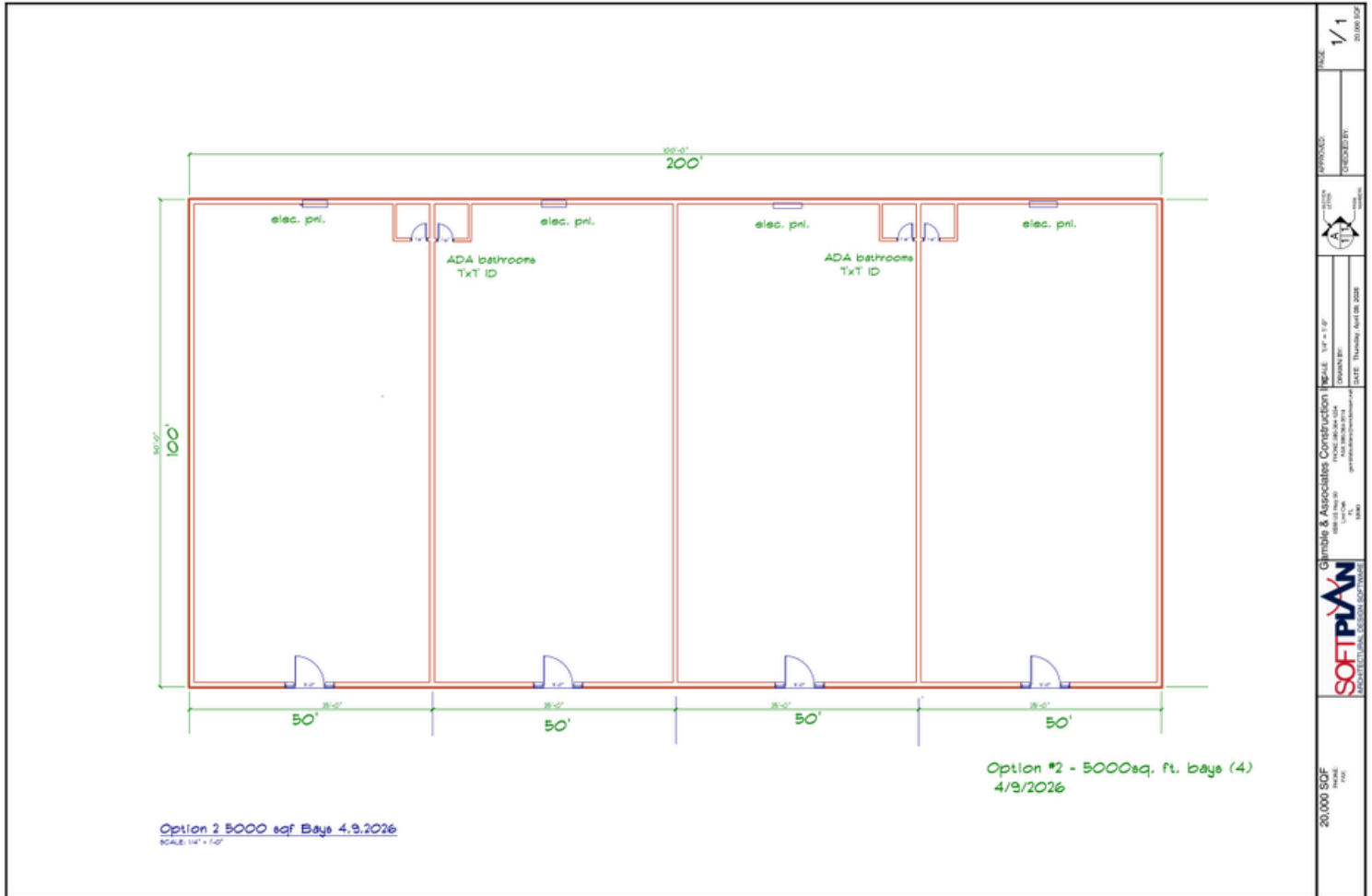
8588 US HWY. 90

Floor Plan - Option 1



8588 US HWY. 90

Floor Plan - Option 2



8588 US HWY. 90

Property Location Map



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BROKER | OWNER

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