

# Industrial For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

## 5,000+ sqft Showroom/Warehouse

914-918 Arroyo Dr, San Angelo, TX, 76903

Industrial: Warehouse/Office For Lease

Prepared on May 13, 2026

1 of 1 Listings



### Listing Details | Industrial For Lease

Suite	-	Available Date	7/01/2026
Sublease	-	Days On Market	1 day
Total Available Space	7,500 SF	Date Listed	5/12/2026
Min Div/Max Contig	Not present/7,500 SF	Last Modified	5/13/2026
Asking Rate	\$7.80 Annual/SF	Listing ID	44870595
Monthly Rate	\$4,875	Yard	Yes
Lease Type	NNN	Clear Height	-
Expenses	\$2.22 (Tax & CAMs)	Ceiling Height	-
Signage	On Building	Dock High Doors	-
Show Instructions	Call broker	Grade Level Doors	-
Divisible	Not present	Restrooms	2
Vacant	-	Parking Spaces	-

### Description

Versatile warehouse/showroom available for lease offering a large open retail display area, multiple offices and warehouse/storage capability. The 7,500 SF total improvements include approximately 5,000 SF on the ground floor plus a 2,500 SF second-floor office/mezzanine level with durable concrete decking for additional storage capacity. The front 1,750 SF showroom features an open retail layout with grid ceiling, built-in shelving, large order desk for customer service, or showroom operations. Behind the showroom is a 3,250 SF warehouse with approximately 19' center height and two 12' x 14' overhead doors, providing efficient loading, storage, and distribution functionality.

The second floor includes three private offices, restroom facilities, and additional open mezzanine storage for inventory overflow, or workspace expansion. Outside, the property offers a small fenced rear storage area along with a large adjoining caliche parking/storage yard to the west, ideal for equipment, vehicle parking, outdoor inventory, or contractor use. Situated on 0.55 acres, this property is well suited for showroom sales, service businesses, contractors, light distribution, or warehouse users needing both indoor and outdoor storage. Offered for lease at \$4,875/month base rent plus \$1,387/month NNN (taxes & insurance).

## Property Features

### Location Details

Address	914-918 Arroyo Dr, San Angelo, TX, 76...
Zoning	CG/CH
County	Tom Green

Parcels	R36960
Name	914 Arroyo St

### Building Details

Sub Type	Warehouse/Office
Building Status	Existing
Building Size	7,500 SF
Land Size	0.28 Acres / 12,039 SF
Number of Buildings	1
Number of Floors	1
Year Built	1984
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Yard	-
Electricity	-
Clear Height	16 ft
Ceiling Height	19 ft
Dock High Doors	Not present

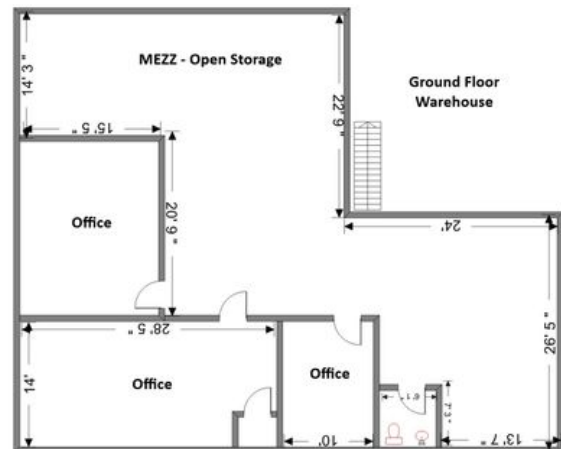
Grade Level Doors	2
Rail Doors	Not present
Sprinklers	-
Retail Space	1,750 SF
Industrial Space	3,250 SF
Office Space	875 SF
Floor Size	5,000 SF
Mezz. Unfinished SF	1,600 SF
Number of Tenants	1
Restrooms	2
Air Conditioned	Yes
Heated	Yes
Warehouse HVAC	No

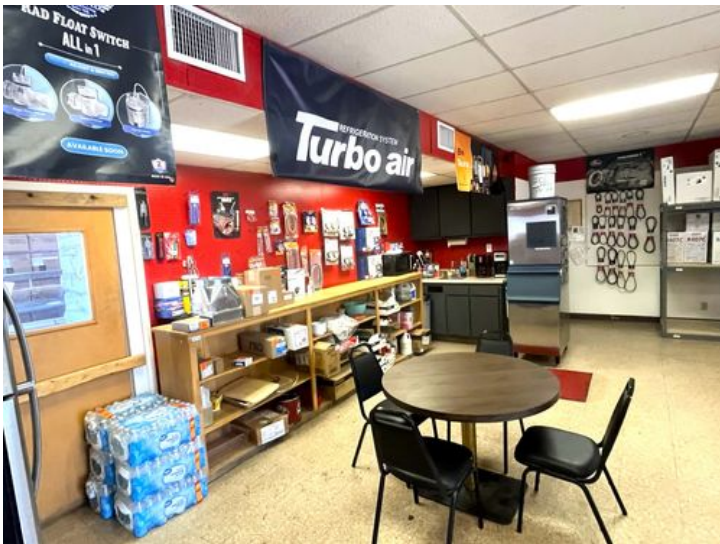
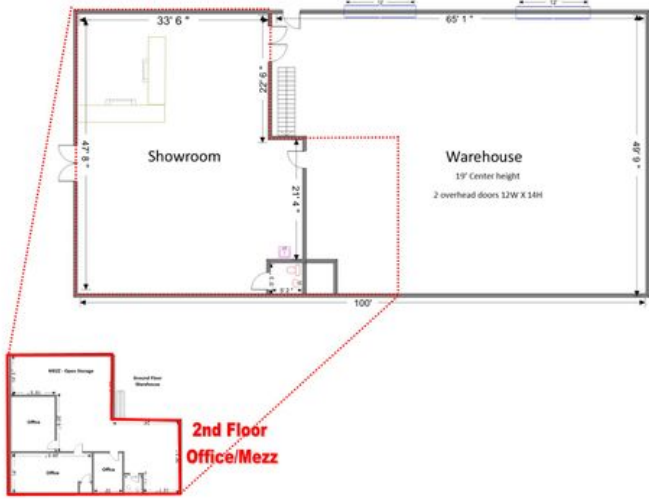
### Property Listings

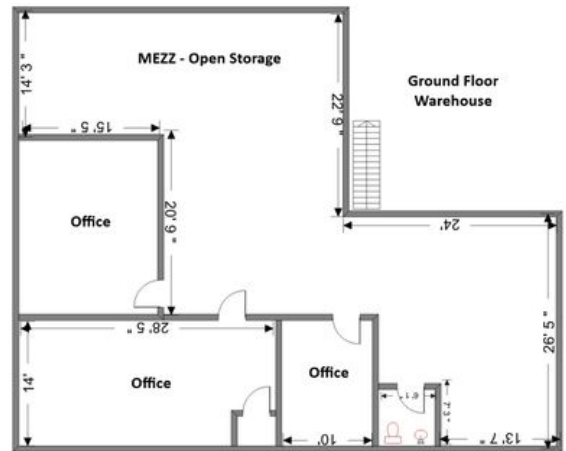
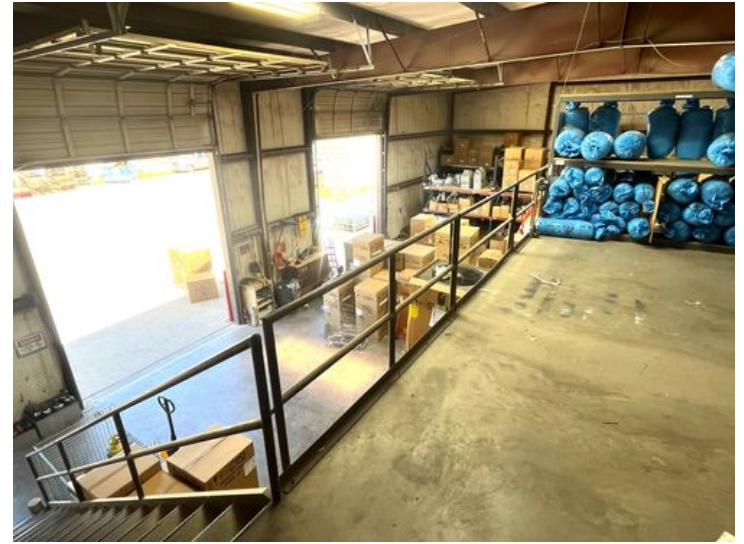
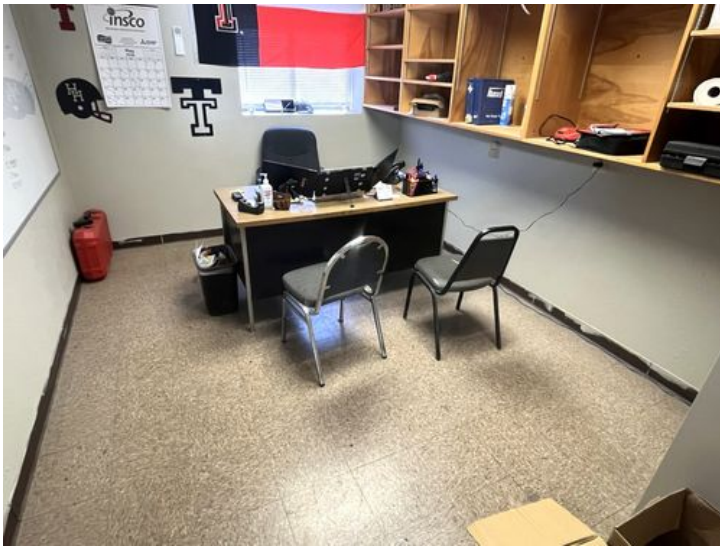
1 Listing | 7,500 SF | \$7.80 Annual/SF

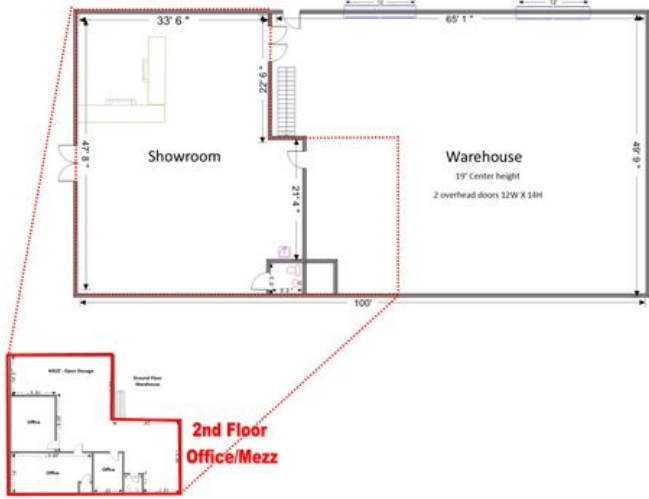
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	7,500 SF	\$7.80 Annual/SF NNN	7/01/2026	-	-	-	-	Yes	-

### Additional Photos









**Contact**



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