



## 2026 New Development I Cleburne Business Park

106 Vantage Dr, Cleburne, TX 76033



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# 2026 New Development I Cleburne Business Park

Upon Request

Industrial | 6 spaces available | 1,140 SqFt - 1,520 SqFt

Building description

FLEX WAREHOUSE / CONTRACTOR SPACE  
106 Vantage Dr | Cleburne, TX

New flex industrial warehouse and office units coming soon to 106 Vantage Dr in Cleburne, Texas. This project offers functional small-bay spaces ideal for contractors, service businesses, storage users, and small operations looking for flexible workspace.

Units are designed to accommodate a wide range of uses with layouts that allow for warehouse, office, storage, showroom, or workspace combinations.

Small...

- Versatile Flex Warehouse Space
- CI – Commercial Industrial zoning
- Excellent access to major thoroughfares



Rental Rate:	Upon Request
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	8,512 SF
Construction Status:	Proposed
Rental Rate Mo:	Upon Request

### 1st Floor Ste A

Space Available	1,520 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	Triple Net (NNN)
Office Size	310 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Light industrial flex warehouse and office space now available at 106 Vantage Dr in Cleburne, TX. The property offers multiple unit sizes to accommodate a wide range of business needs, including three units of approximately 1,520 SF, two units of approximately 1,140 SF, and one unit of approximately 1,672 SF. This versatile space is ideal for HVAC, plumbing, and other trade services, as well as counseling offices, general office users, e-commerce operations, body shops, auto dealers, and similar businesses. Units offer functional layouts suitable for both office and light industrial use. Excellent opportunity for owner-operators or growing businesses seeking flexible, well-located space. Availability is first come, first served.

1

### 1st Floor Ste B

Space Available	1,140 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	Triple Net (NNN)
Office Size	169 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Light industrial flex warehouse and office space now available at 106 Vantage Dr in Cleburne, TX. The property offers multiple unit sizes to accommodate a wide range of business needs, including three units of approximately 1,520 SF, two units of approximately 1,140 SF, and one unit of approximately 1,672 SF. This versatile space is ideal for HVAC, plumbing, and other trade services, as well as counseling offices, general office users, e-commerce operations, body shops, auto dealers, and similar businesses. Units offer functional layouts suitable for both office and light industrial use. Excellent opportunity for owner-operators or growing businesses seeking flexible, well-located space. Availability is first come, first served.

2

### 1st Floor Ste C

Space Available	1,292 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	Triple Net (NNN)
Office Size	169 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Light industrial flex warehouse and office space now available at 106 Vantage Dr in Cleburne, TX. The property offers multiple unit sizes to accommodate a wide range of business needs, including three units of approximately 1,520 SF, two units of approximately 1,140 SF, and one unit of approximately 1,672 SF. This versatile space is ideal for HVAC, plumbing, and other trade services, as well as counseling offices, general office users, e-commerce operations, body shops, auto dealers, and similar businesses. Units offer functional layouts suitable for both office and light industrial use. Excellent opportunity for owner-operators or growing businesses seeking flexible, well-located space. Availability is first come, first served.

3

### 1st Floor Ste D

4

Space Available	1,520 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	Triple Net (NNN)
Office Size	310 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

### 1st Floor Ste E

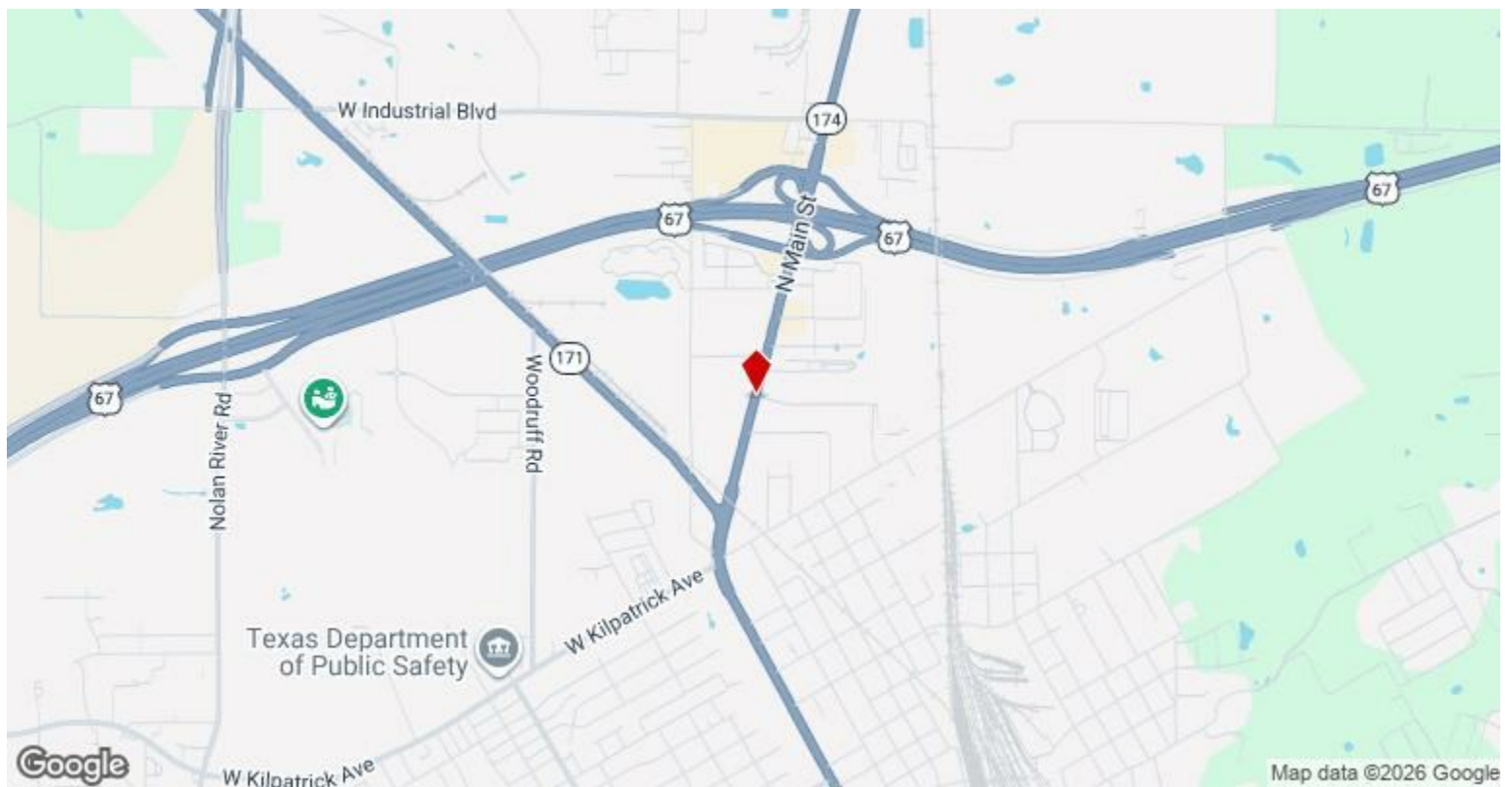
5

Space Available	1,520 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	TBD
Office Size	169 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

### 1st Floor Ste F

6

Space Available	1,520 SF
Rental Rate	Upon Request
Contiguous Area	8,512 SF
Date Available	To Be Determined
Service Type	Triple Net (NNN)
Office Size	169 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable



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Small flex units like these are in high demand in the Cleburne market, making this an excellent opportunity for businesses seeking affordable, efficient commercial space.

Available Units

- 4 Units – 1,520 SF
- 1 Unit – 1,292 SF
- 1 Unit – 1,140 SF

Ideal For

- HVAC, plumbing, electrical contractors
- Construction and trade companies
- Landscaping or service businesses
- Auto repair, body shop, or detailing
- Auto sales or small dealership
- E-commerce / storage / fulfillment

# Property Photos

