

Industrial ★ SALE & LEASE

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201 W WESTHILL DRIVE CLEBURNE, TX 76033

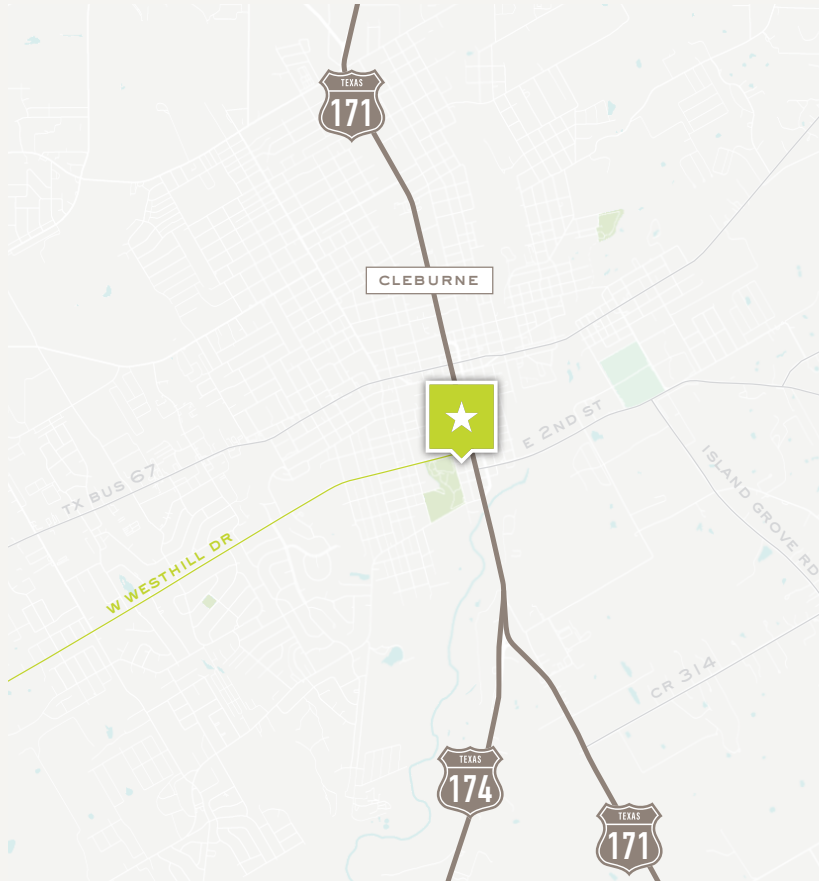


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PROPERTY FEATURES

- 3,654-22,200 SF
- 250 SF- 3,296 SF New Office
- 6,500 SF Fenced & Secured Storage
- Renovated in 2026
- Grade Level Loading
 - 14 (10x10)
 - 2 (10x12)
 - 2 (10x8)
- Zoning: CI (Commercial/Industrial Flex District)
- LED Lights
- 3p Power

LEASE RATE & STRUCTURE

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LOCATION OVERVIEW

201 W Westhill Road sits in Cleburne's established industrial corridor, just 30 miles south of Fort Worth with immediate access to US 67 and SH 174. The Chisholm Trail Parkway puts you downtown in 25 minutes. Cleburne (pop. +/- 40,000, growing 4%+ annually) is the DFW southern corridor's emerging industrial hub, anchored by Amazon's new 1.7M SF distribution center bringing 1,000+ jobs to the area. BNSF rail service, a growing labor pool, and competitive operating costs continue to attract contractors, light manufacturers, and distribution users who value the strategic location without inner-metro congestion.

SALE PRICE

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AVAILABLE SPACES

SUITE A	3,654 - 7,476 SF	Small Office - 14 (10x10) Grade Level Doors
SUITE B	7,769 SF	1,824 SF Office - 2 (10x12) Grade Level Doors - Fenced Yard
SUITE C	4,612 SF	1,472 SF Office - 1 (8x10) Grade Level Door 1 (10x10) Grade Level Door

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