

+/-24,865 Sq Ft available for Sale or Lease

+/- 3.85Acres

Available November 1, 2026

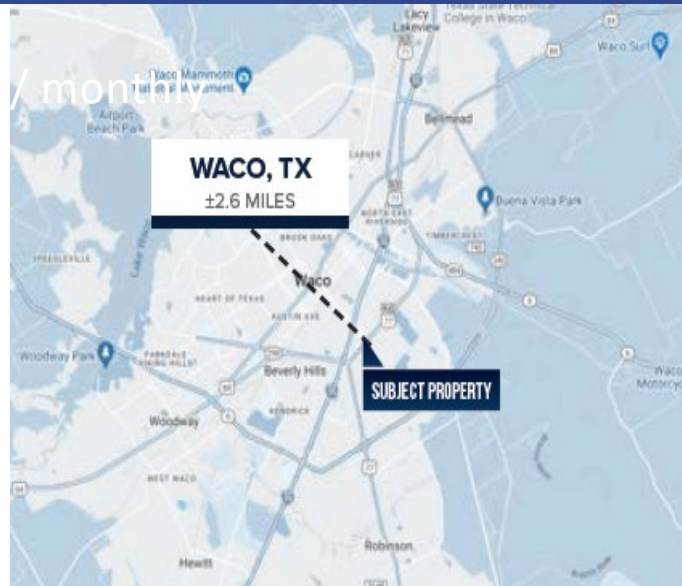
2000 La Salle Ave,
Waco, TX 76706



Lease Rate: \$23,622 (\$.95 PSF/Mo.) NNN For Sale: \$3,800,000

Information:

- Easy access to I-35
- Industrial outdoor storage with excess land component
- Infill Industrial opportunity
- Dock-high and grade-level loading
- Fenced & secured Paved yard
- Regional access to Dallas, Austin, and San Antonio
- 2016 Roof Replacement, fire sprinkler system, ventilation system, lighting, fencing, etc.



Blake Deer

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CAPITAL REAL ESTATE

COMMERCIAL

713.681.1100 www.cretx.com
7720 Westview Dr. Houston, TX 77055-5029

+/-3.52 Acre site – 24,865 SF building



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