

Industrial ★ LEASE

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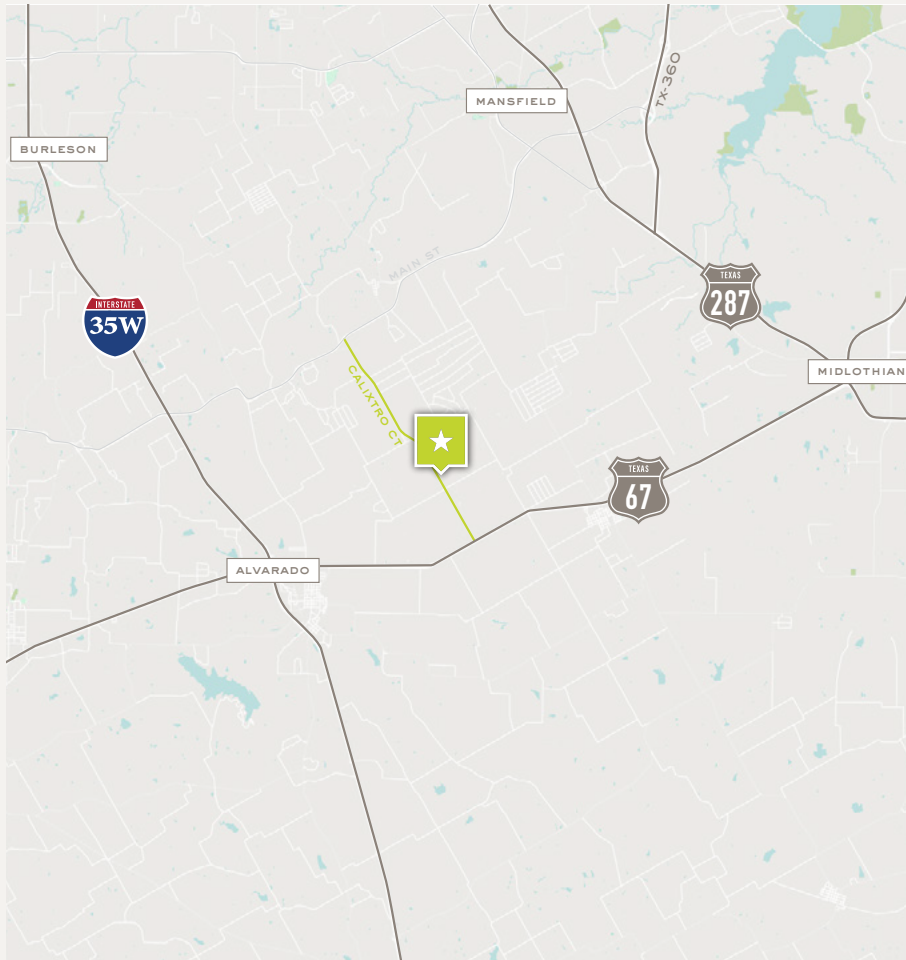
9500 CALIXTRO CT ALVARADO, TX 76009



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PROPERTY FEATURES

- 22,500 SF Building on 3.17 AC
- Built in 2025
- 3,750-22,500 SF Available
- 2 15x12 Grade Level Doors
- 2 15x14 Grade Level Doors
- 120 SF Office
- 14-18' Clear Height
- ETJ Zoning

LOCATION OVERVIEW

9500 Calixtro Ct offers a prime location in fast-growing Johnson County, just minutes from I-35W, US-67, and FM 917, providing direct access to the DFW Metroplex and key regional distribution routes. Located in the Alvarado ETJ, you will not be required to get a CO.

LEASE RATE & STRUCTURE

\$7.80 /SF GROSS

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