

Industrial ★ LEASE

LanCarte.com

1033 JARVIS RD SAGINAW, TX 76179



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

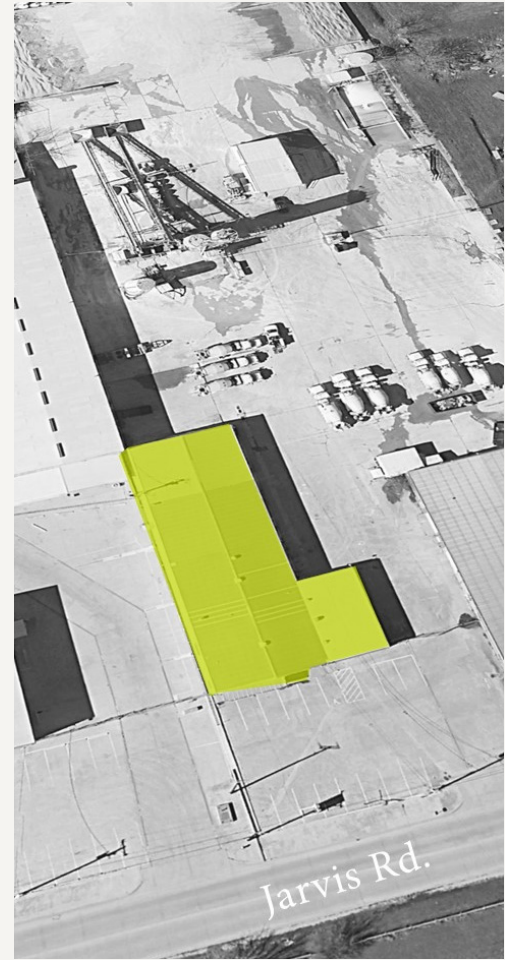
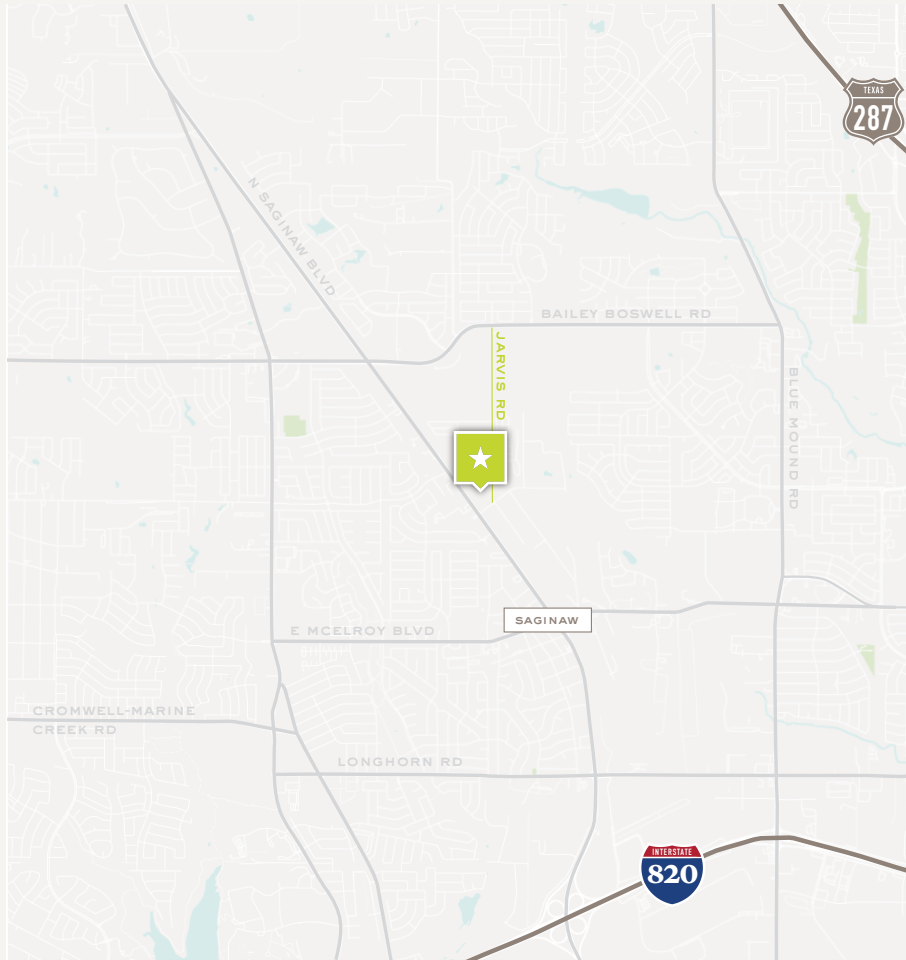
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PROPERTY FEATURES

- +/- 9,250 SF
- +/- 3,750 SF Office
- 16' Clear Height
- Two (2) 14' x 20' Grade Level Doors
- One (1) 12' x 20' Grade Level Door
- Eight (8) Private Offices
- Conference Room, Break Room and Restrooms
- Heavy Power

LOCATION OVERVIEW

This industrial lease site offers strong regional connectivity just off North Saginaw Blvd (Business US-287) with swift access to both Loop 820 and I-35W, ideal for logistics and distribution needs. Nestled within Saginaw's well-established industrial corridor and close to rail-served facilities, this location stands out as a practical hub for businesses seeking visibility and transportation efficiency.

LEASE RATE & STRUCTURE

\$12.00 /SF GROSS

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Relentlessly Pursuing What Matters

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