

# Industrial For Lease

1635 N FM 156  
PONDER, TX 76259

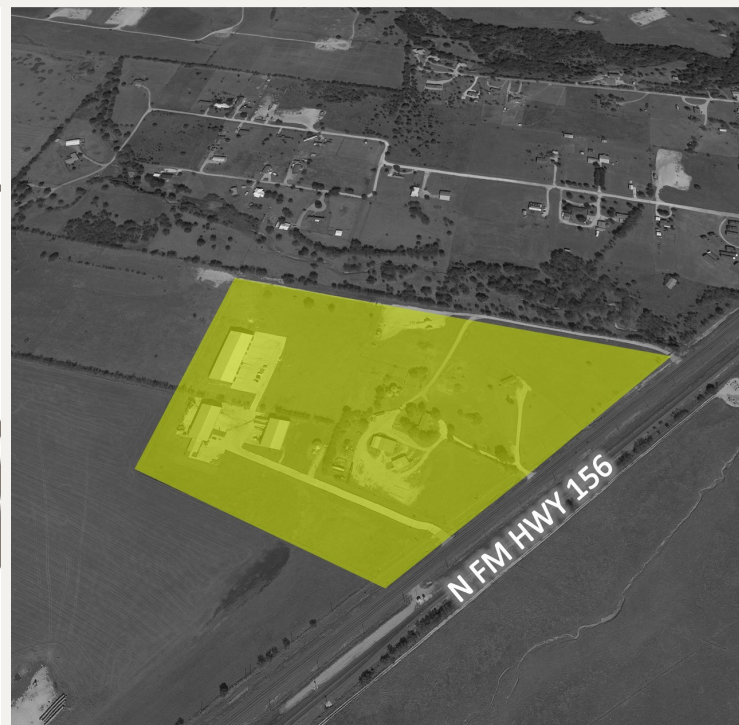
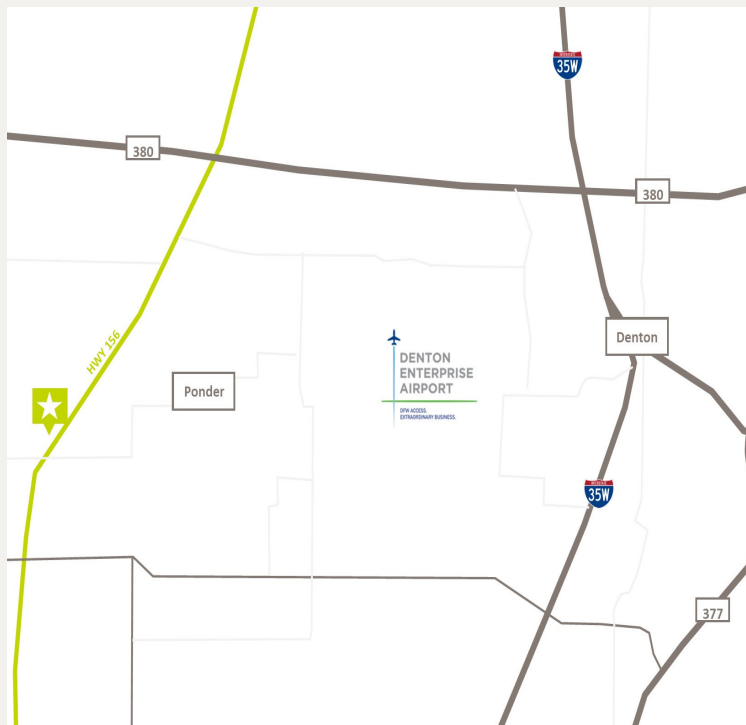


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LEASE RATE & STRUCTURE **\$8.50 + NNN (\$2.25 - estimated)**

## PROPERTY FEATURES

- +/- 5,000 SF
- Build to Suit Office
- 1 Grade Level Ramp
- 24' Clear Height
- 120' Truck Court Length
- 1 Grade Level Door
- Built in 2018
- Zoned "LI" Light Industrial

## LOCATION OVERVIEW

This industrial complex is located on the north side of Ponder. It is just off the main thoroughfare, FM 156 providing easy access to US 380 and Interstate 35W.



RELENTLESSLY PURSUING WHAT MATTERS.

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## EXTERIOR PHOTOS



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# LANCARTE

## COMMERCIAL

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