

# FOR SALE OR LEASE

400 Lookout Ridge Blvd  
Harker Heights, TX



## PROPERTY HIGHLIGHTS

|               |                                    |
|---------------|------------------------------------|
| TOTAL SF:     | 14,960 SF                          |
| ACREAGE:      | 22.41                              |
| LOADING:      | 4 GRADE-LEVEL<br>1 DOCK-HIGH       |
| CLEAR HEIGHT: | ± 28'                              |
| PARKING:      | 30+ SPACES                         |
| ACCESS:       | 2 MIN TO HWY 290<br>10 MIN TO I-35 |

Situated on 22.41 acres, this **versatile industrial property** is built for efficiency and scale. An exceptional **owner-user or investment opportunity**, this high-quality offering comes with four grade level doors and one dock-high door to accommodate a wide range of loading needs. Streamline your operational and administrative needs with the two-story office space and **expansive lot ideal for outdoor storage, fleet parking, or room to expand as your business grows.**

**Strategically positioned** just off Highway 190, the site seamlessly connects to major transportation corridors and distribution routes making it **ideal for logistics, light manufacturing, or service operations.** Backed by a **strong local workforce** and surging regional demand, this property creates a competitive advantage, whether you're moving in immediately or pursuing value-add strategies. **Opportunities with this flexibility are limited in Harker Heights.**

*For Leasing/Sale Information, please contact:*

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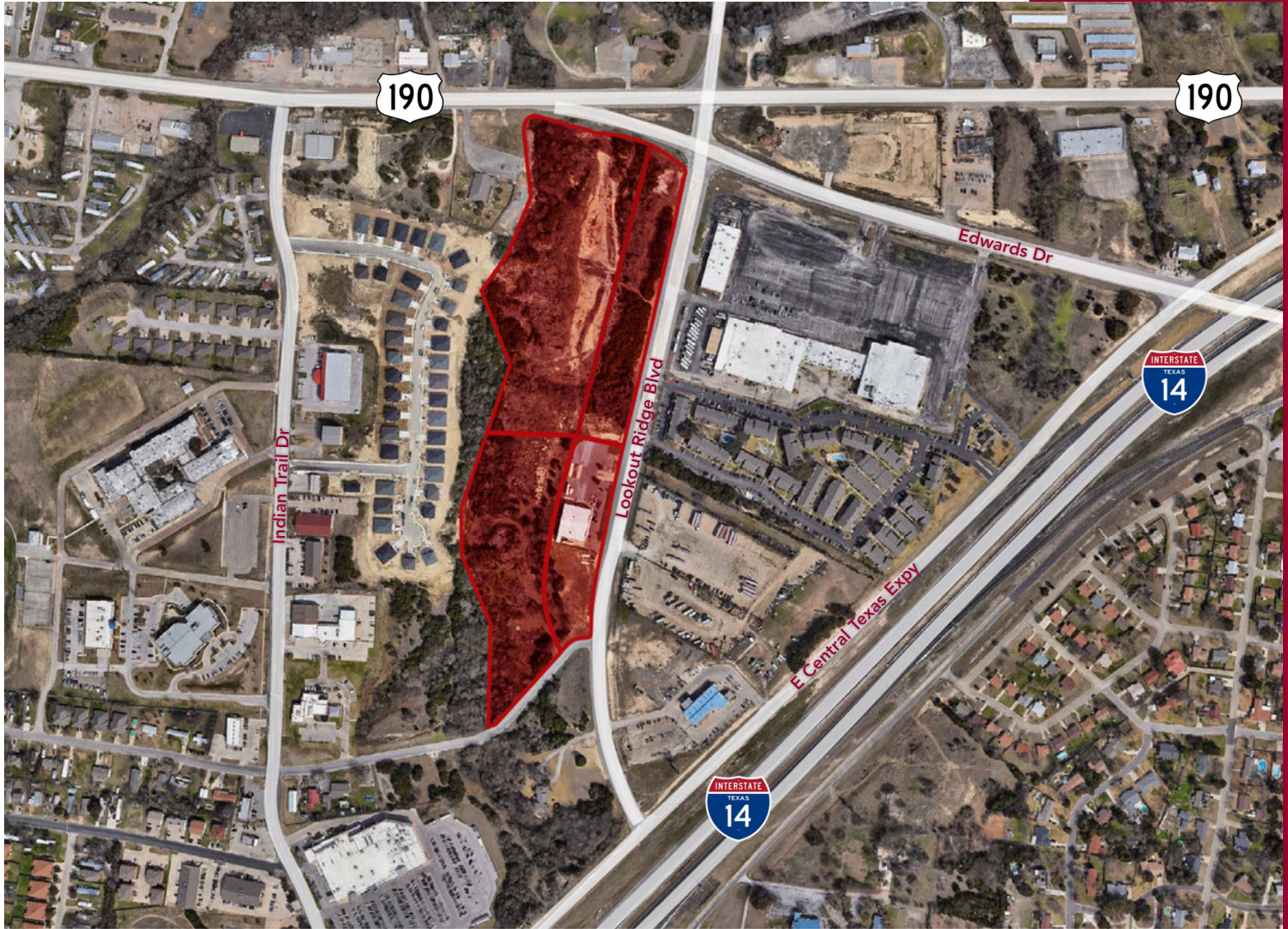
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## ±14,960 SF WAREHOUSE

Industrial Facility with Excess Land Available

22 acres - ability to subdivide into 4 separate parcels.



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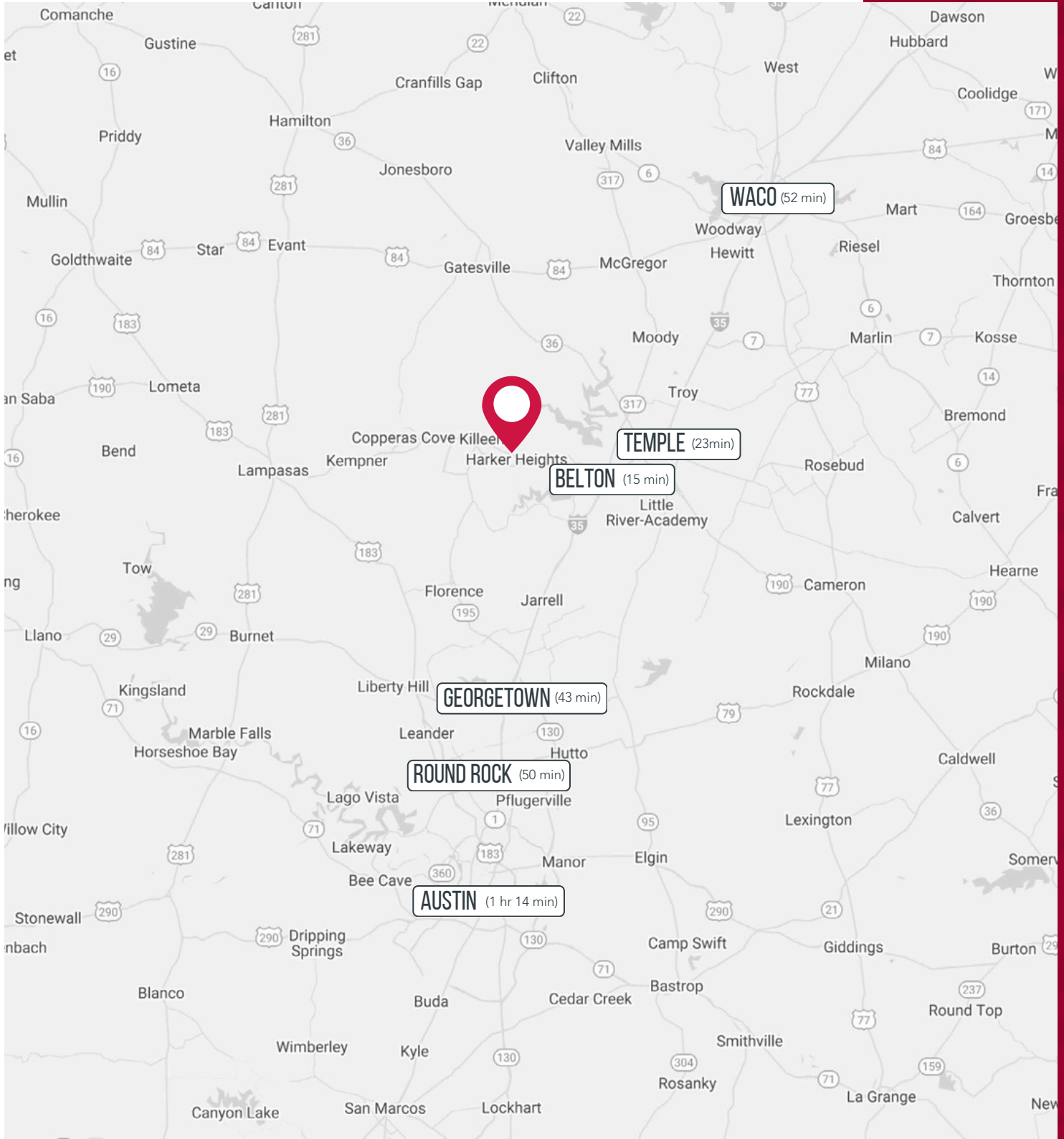
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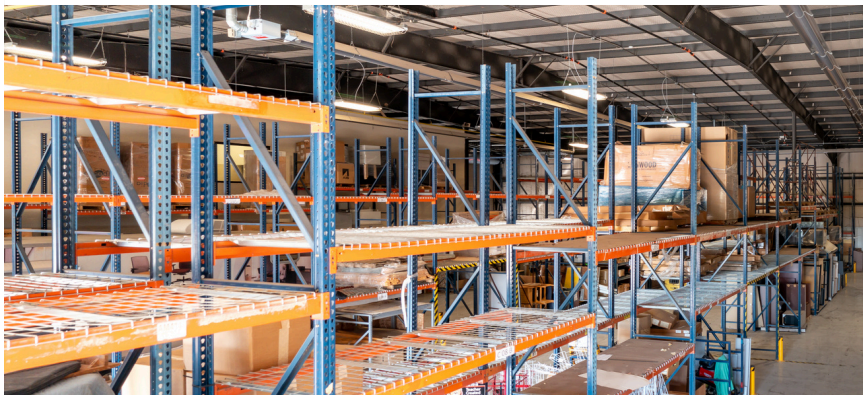
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