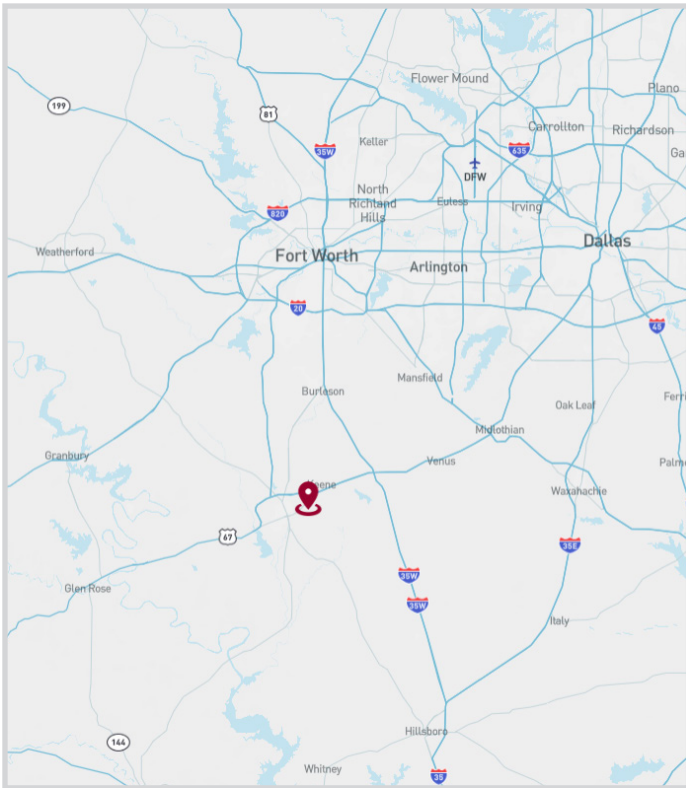


# FOR SUBLEASE

**±105,000 SF | Warehouse**



**2036 E HENDERSON RD**  
Cleburne, TX 76031



## AVAILABILITY HIGHLIGHTS

- Building SF: ±105,000
- Office SF: ±11,314 (two-story)
- Built 1989
- Clear Height: 30'-37'
- Fourteen (14) Dock High Doors
- One (1) oversized grade level door
- One (1) oversized ramp door
- 100% Sprinklered
- Warehouse LEDs
- Heavy Power
- Heavy Parking
- One (1) Big-Ass Fan
- Racking Available
- Freestanding building
- Fully fenced and secured
- Outside storage available
- Sublease expires June 30, 2031

FOR LEASING INFORMATION:

**Chris Beggins**

cbeggins@lee-associates.com  
972.934.4032

**Chris Hillman**

chillman@lee-associates.com  
972.934.4004

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# ±105,000 SF

# FOR SUBLEASE

## PROPERTY PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### FOR LEASING INFORMATION:

**Chris Beggins**

cbeggins@lee-associates.com  
972.934.4032

**Chris Hillman**

chillman@lee-associates.com  
972.934.4004

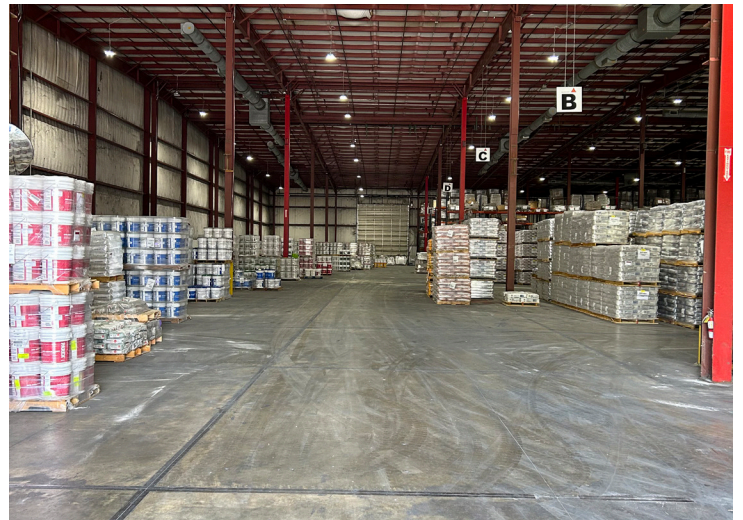
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# ±105,000 SF

# FOR SUBLEASE

## INTERIOR PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### FOR LEASING INFORMATION:

**Chris Beggins**

cbeggins@lee-associates.com  
972.934.4032

**Chris Hillman**

chillman@lee-associates.com  
972.934.4004

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

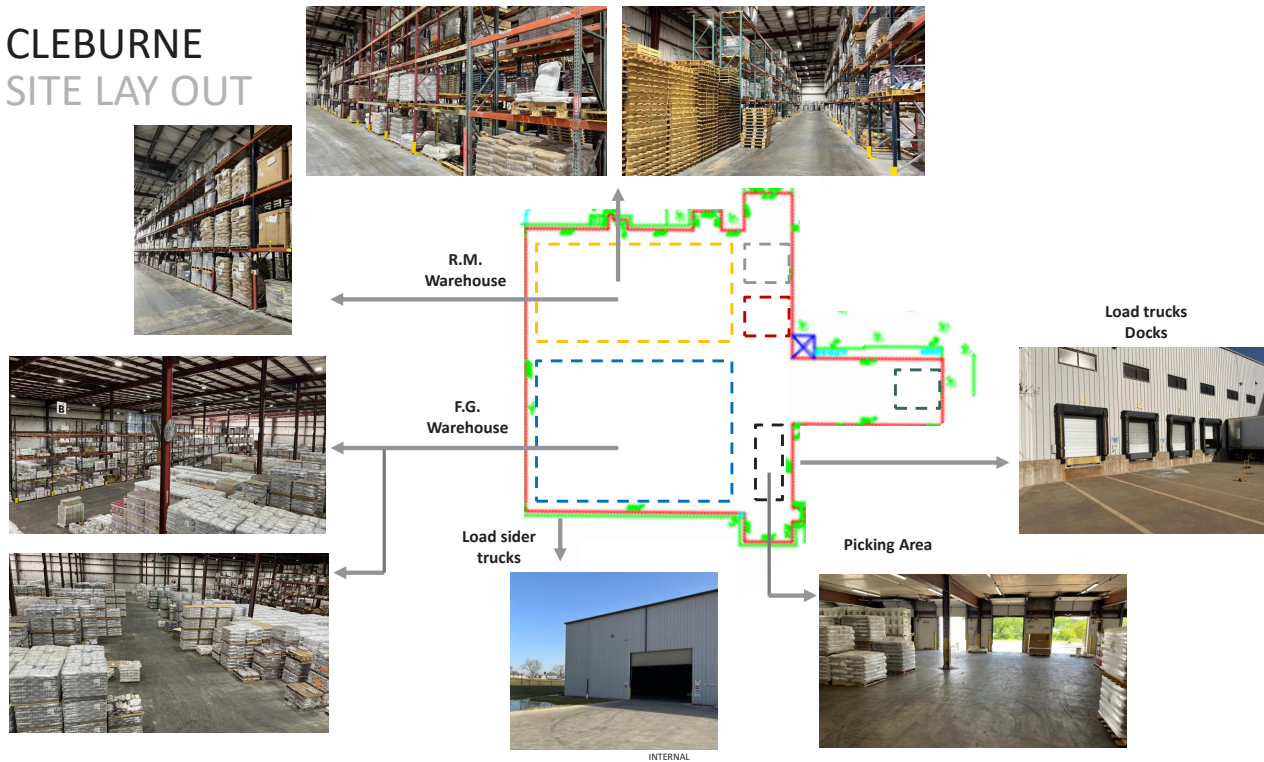


# ±105,000 SF

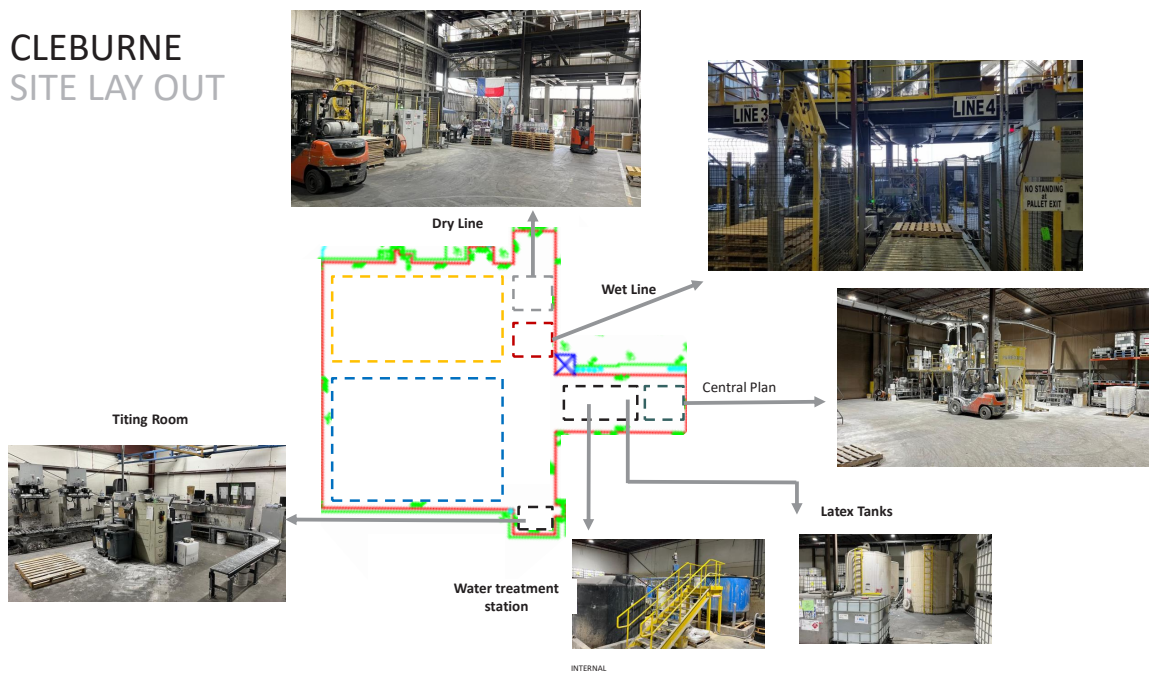
# FOR SUBLEASE

## SITE LAYOUTS

### CLEBURNE SITE LAY OUT



### CLEBURNE SITE LAY OUT



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR LEASING INFORMATION:

**Chris Beggins**

cbeggins@lee-associates.com  
972.934.4032

**Chris Hillman**

chillman@lee-associates.com  
972.934.4004

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES