



**\$2,800 lease**

*0 bed / 2 bath*

5,624 sf

0.15 Acres



Amy K Fogle Real Estate  
9793323193

## 6411 Commerce Street, Wallis, 77485

Listed by Amy K Fogle Real Estate LLC

For Lease: Versatile Commercial Space in Wallis, Texas – Ideal for New or Growing Businesses

Take advantage of the exciting growth happening in Wallis, Texas, and secure this prime commercial property that offers limitless potential. Whether you're looking for retail, warehouse, or office space, this versatile property can accommodate a wide range of business needs. The space is currently a blank slate ready for build-out. Options can be negotiated with the owner depending on specific needs.

### Property Overview:

**Total Space:** 5,624 sq ft Warehouse (1,496 sq ft): Spacious 47'7" x 30'9" with 11'6" roof height and 9'4" clearance to truss supports, offering ample storage or production space. **Office** (458 sq ft): Comfortable, air-conditioned space with an open layout (22'4" x 20'6") perfect for administrative work or client meetings. **Storage** (520 sq ft): Adjacent space (25'10" x 19'9") ideal for additional inventory or supplies. **Open Area Storefront** (3,150 sq ft): Expansive space with high ceilings, exposed trusses, and natural light – perfect for retail, showrooms, or event space. 18' ceiling height.

### Recent Upgrades & Improvements:

**Warehouse Enhancements:** New Bay Door (12' wide x 9' tall) with wood framework and concrete ramp access for ease of delivery and entry (Feb. 2024) Structural upgrades with new steel columns, welded bottom plate, and truss supports to maximize usable space (Feb. 2024) New TPO roof for warehouse area, offering superior durability and weather protection (Feb. 2024) Upgraded

**ID No.:** 151561

**County:** Austin

**School District:** Brazos

**Listing Type:** For Lease

**Use:** Commercial

**Building:** Commercial

**Year Built:** 1940

**Exterior:** Standard Frame

**Roof:** Other

**Amenities:**

**Levels:** Single

**Maint. Fees:** N/A

**Minerals:** N/A

**Utilities:** Well, Sewer

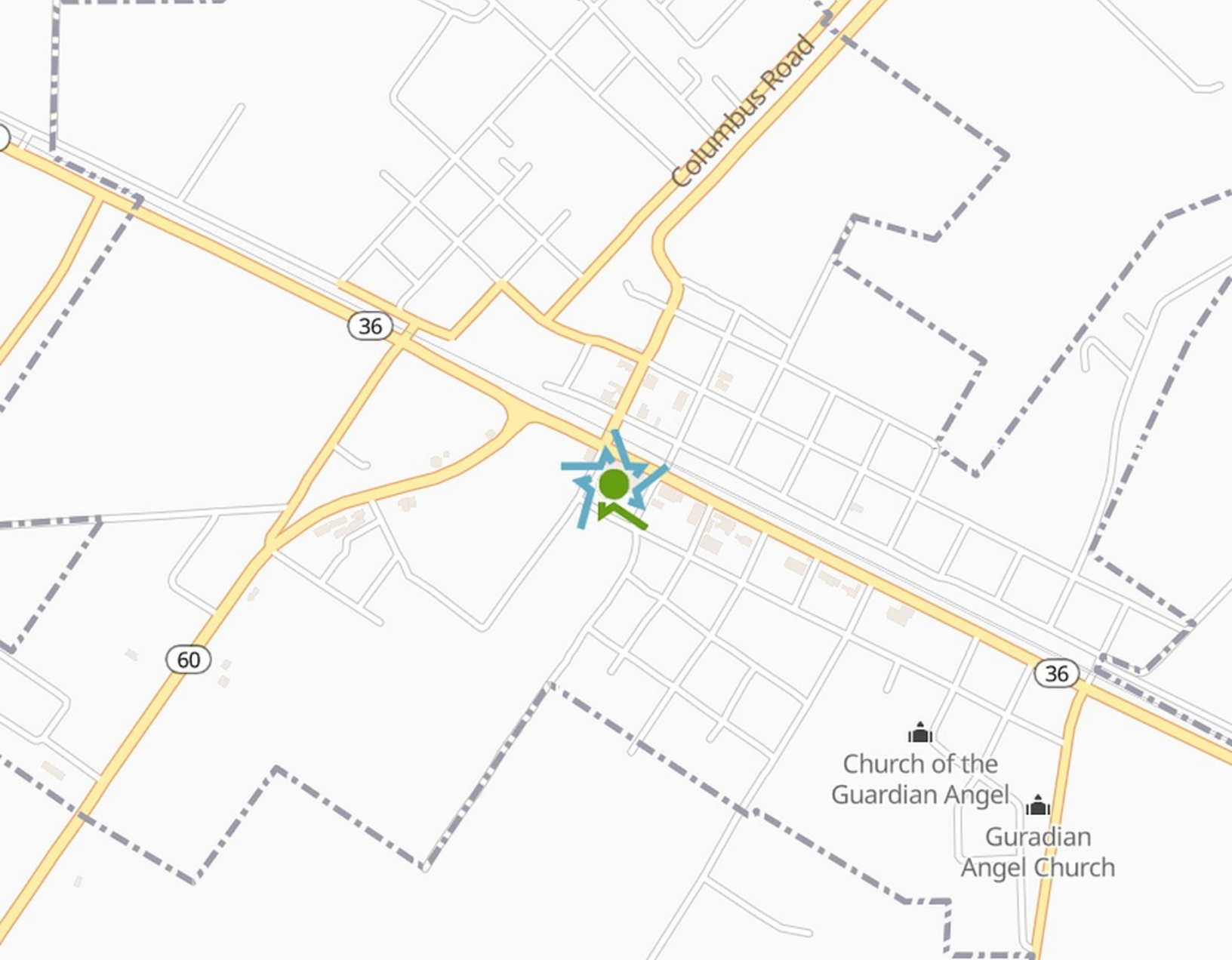
**Frontage:** Paved Road, Highway Road

**Improvements:**

**Water Features:**

**Terrain:**

**Land Use:** Restricted



## 6411 Commerce Street, Wallis, 77485

**Tax Id No.:** R10636

**Taxes:** N/A

**Subdivision:** N/A

**Legal Description:** WALLIS TOWNSITEBLOCK 29 LOT 5 & 6 (PART OF 6)

**Financing:** Cash

**Showing Requirements:** Appt required. Contact Amy at 979 332-3193

**Days on Market:** 16 as of 5/17/2025





