



## 1003 Prosperity Way

NEW Class A IOS  
Krugerville, TX 76227

### Building Size

22,037 SF on 8.89 improved acres

### Office Size

2,764 SF

### Fenced/Stabilized Yard

### For Lease

### IOS for Lease

### Property Highlights

- Direct access to both US Hwy 377 and Stewart Rd, enabling convenient travel both North & South
- Gated secure yard
- Clear span/drive through bays
- 7,000 new home starts in area
- BTS available on South Prosperity

*For more information, please contact:*

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The information presented was obtained from sources deemed reliable; however, National IOS does not guarantee its completeness or accuracy.

# Details

**Available:** 22,037 SF

**Office:** 2,764 SF

**Site Size:** 8.89 acres

**Loading:** 10 (14'14') Overhead Doors  
• 5 Drive-Through Bays  
2 (14'16') Overhead Doors  
• Rear

**Clear Height:** 19'9" - 25'6" | Clear Span

**Zoning:** PD | Outside Storage Allowed

**Year Built:** 2025

