

8120 CR 252 – Contractor Yard & Shop Rate Card

Bertram, Texas

Property Overview

Secure rural contractor yard located outside city limits on a county road. Heavy use permitted. Property is perimeter fenced with controlled access via electric gate. Power and WiFi provided. Interior yard separation via cable barrier. Flexible lease terms available.

Available Yard Configurations & Monthly Rent

Unit Type	Size	Monthly Rent
Yard + Building	1.0 AC + 800 SF (20'×40')	\$4,200
Yard Only	1.0 AC	\$2,800
Yard Only (2 Units)	0.50 AC each	\$1,600 (each)
Yard Only (5 Units)	0.25 AC each	\$1,000 (each)

Utilities & Services

- 50amp electrical service provided to yard units
- 125amp service provided to building
- WiFi included
- Water and Wastewater procured by tenant

Lease Terms

- Flexible lease terms available (12–60 months)
- Heavy equipment, fleet, and contractor use permitted
- Tenant use subject to landlord approval