

# FOR LEASE

## 701 Business Way | Wylie, TX



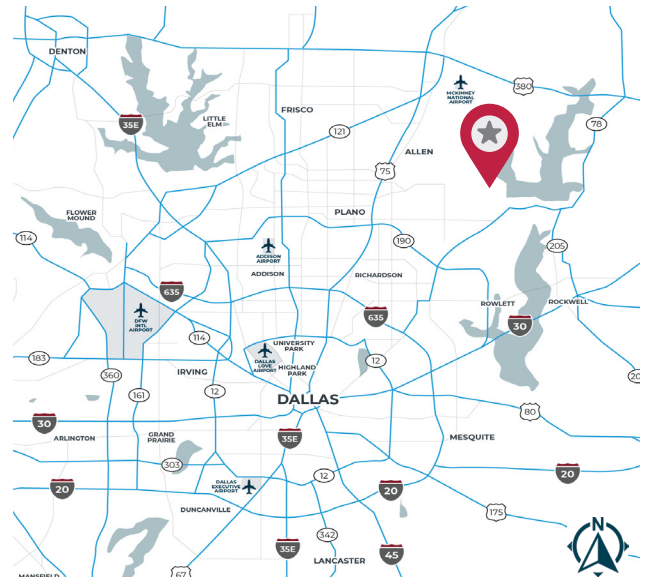
### ±2,239 - 4,661 SF AVAILABLE

#### Property Highlights

- 2,239 - 4,661 SF
- Year Built: 2000
- Clear Height: 14' Near Loading Doors/End Walls - Peaks to 17' at centerline
- Suite 110 : 2,422 SF Office Space at the front of the building with excellent visibility.
- Suite 130: 2,239 SF Warehouse Space at the rear with AC warehouse conditions.
- Grade-Level Loading Door for convenient access in the warehouse
- Separate office and warehouse layout ideal for businesses needing both professional office space and functional storage/distribution.
- Can lease separately or together.

#### Location Advantages

- Conveniently located in Wylie, TX, part of the fast-growing northeast Dallas market.
- Easy access to Highway 78, George Bush Turnpike, and key regional thoroughfares.
- Surrounded by a strong labor pool and business-friendly community.
- High visibility from the front office portion – great for client-facing operations.



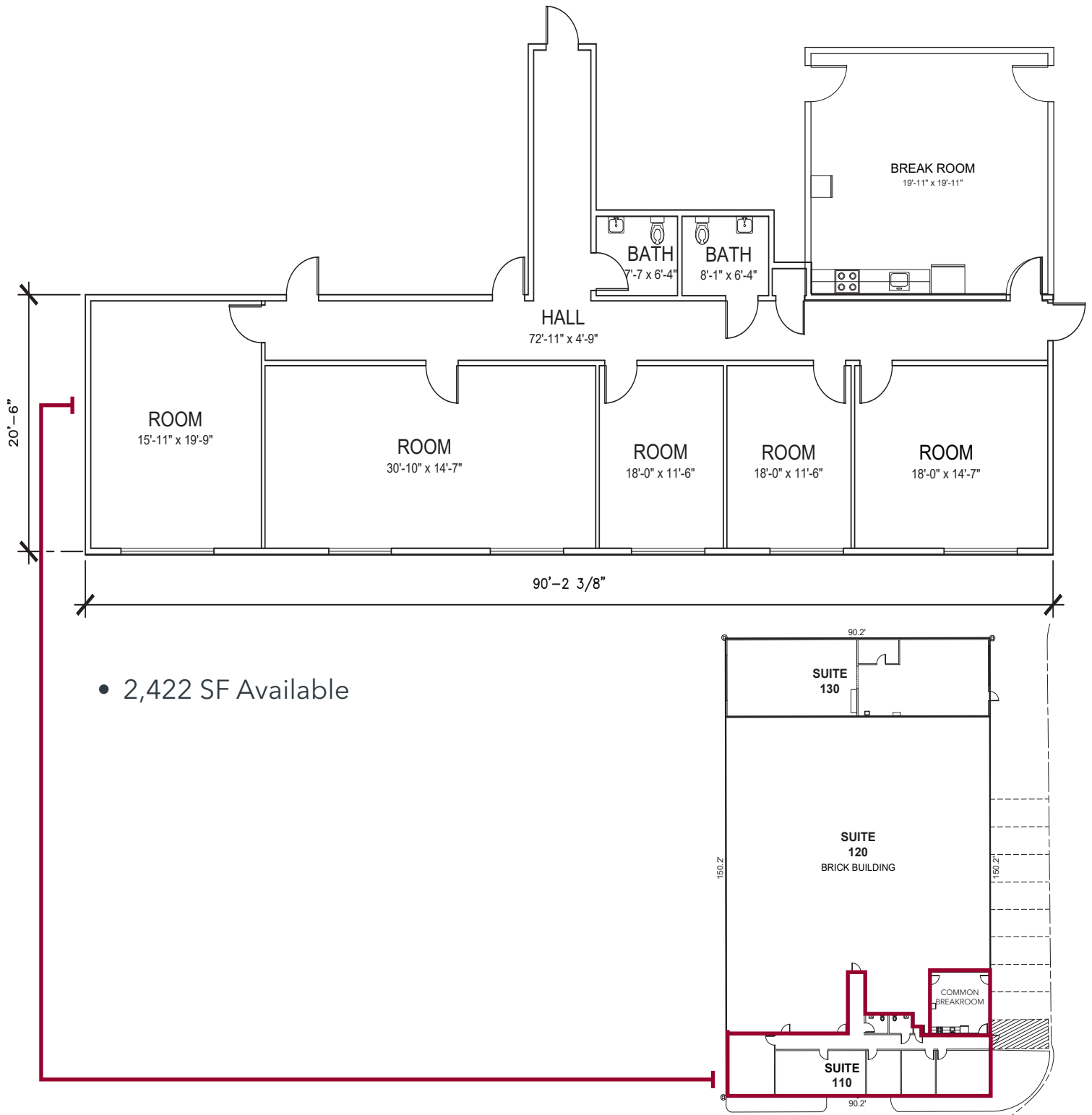
FOR MORE INFORMATION:

**JESSICA REINHARDT**  
972.934.4005  
jreinhardt@lee-associates.com

**TAYLOR STELL**  
214.558.1969  
tstell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
leedallas.com

# SUITE 110 - 2,422 SF



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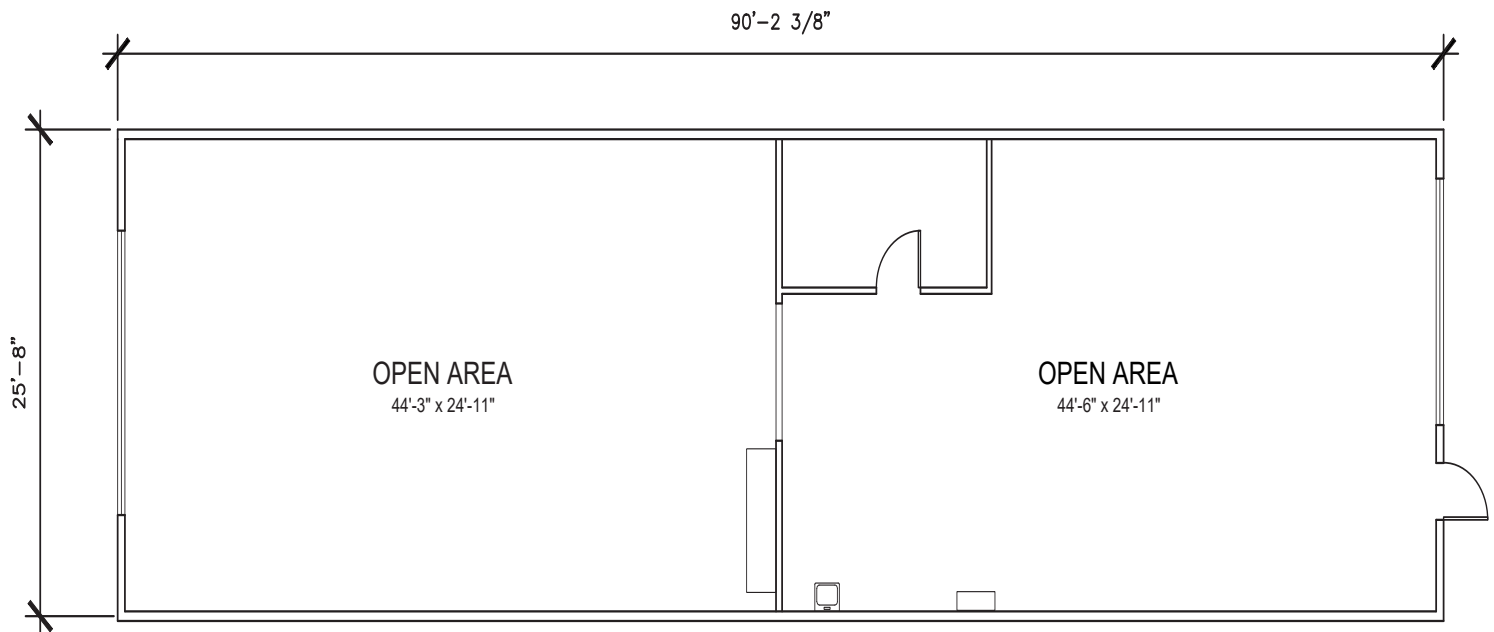
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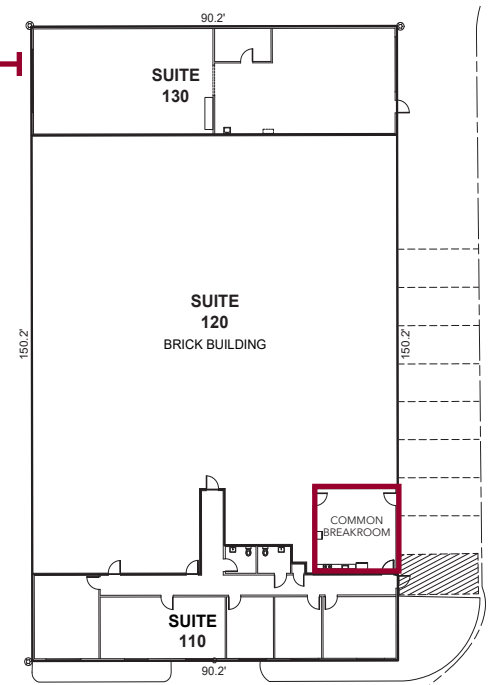
**TAYLOR STELL**  
214.558.1969  
tstell@lee-associates.com

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# SUITE 130 - 2,239 SF



- 2,239 SF Available



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# 2,239 SF - 4,661 SF



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