

FOR SALE OR LEASE

±12,000 SF ON ±2.5 ACRES



1515 AMERICAN WAY

Cedar Hill, TX 75104



PROPERTY HIGHLIGHTS

- **LAND AREA:** ±2.5 Acres
- **BUILDING SIZE:** ±12,000 SF
- **OFFICE:** ±2,100 SF
- **DRIVE-IN DOORS:** 8 (16' H X 14' W)
- **DOCKS:** 1 Dock Well
- **CLEAR HEIGHT:** 18' - 21'
- **FEATURES:** Paint Booth and Wash Bay
- **AVAILABLE:** Immediate Availability

FOR SALE OR LEASING INFORMATION:

JARRETT HUGE

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ALEX WILSON

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443.370.3427

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

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SITE AERIAL



LOCATION HIGHLIGHTS

VEHICLES / DAY

Hwy 67 | 51,971 Vehicles per day

Hwy 287 | 44,503 Vehicles per day

I-20 | 189,698 Vehicles per day

HIGHWAY ACCESS

Hwy 67 | 0.5 Miles

Hwy 287 | 7.2 Miles

I-20 | 9 Miles

DISTANCE TO

30 Minutes | DFW Airport

22 Minutes | Dallas CBD

22 Minutes | UP Intermodal

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