

# FOR LEASE

## 6,342 SF



### 1240 TEXAN TRAIL, SUITE 106

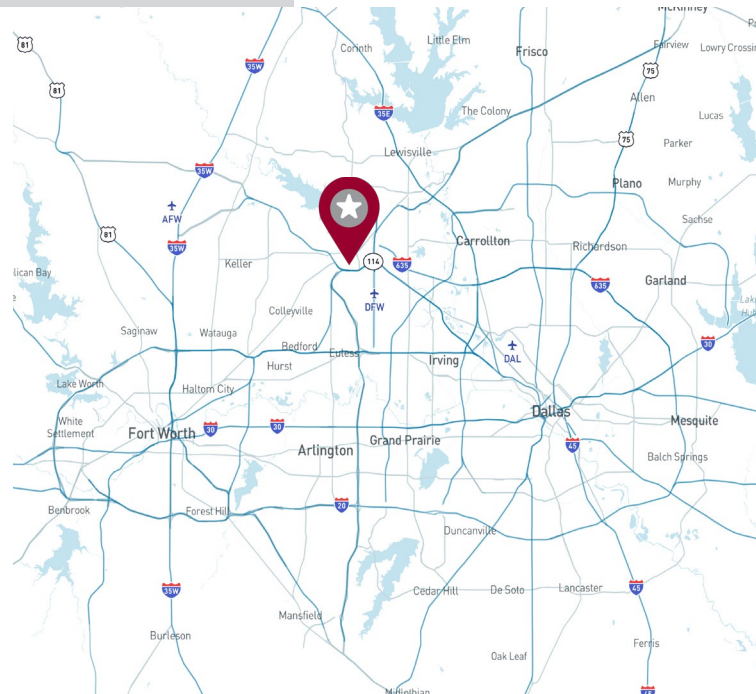
GRAPEVINE, TX 76051

## AVAILABILITY HIGHLIGHTS

- ±6,342 SF
- ±2,270 SF Office
- 7 Dock High Doors, 1 Ramp
- 16' Clear Height
- Not Sprinklered
- Available 8/1/26

## ECONOMICS

Contact Broker for Pricing; OPEX \$2.14/psf



FOR LEASING INFORMATION:

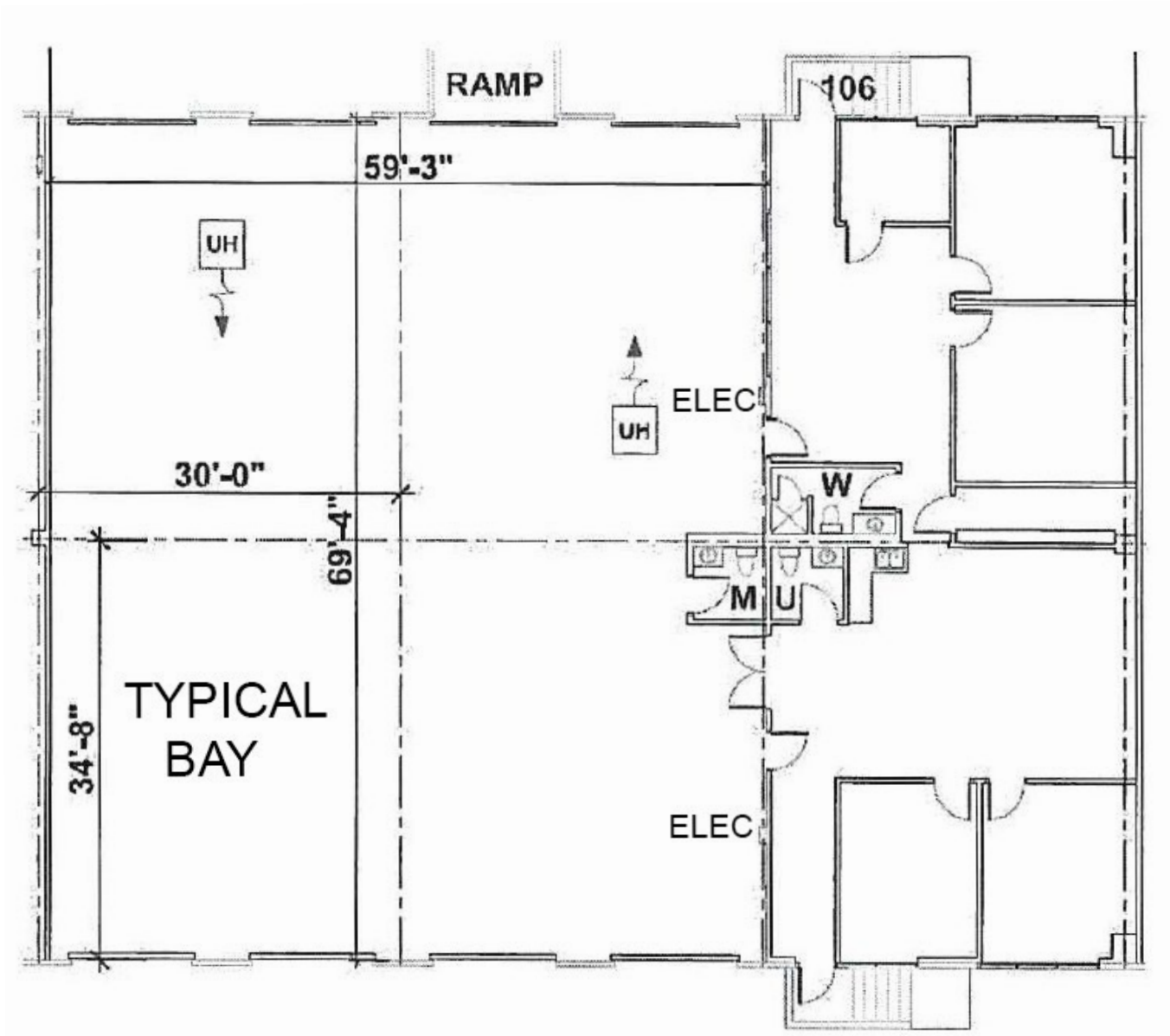
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## FLOOR PLAN



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