

# FOR LEASE OR SALE

## 2020 Industrial Blvd | Rockwall, TX 75087

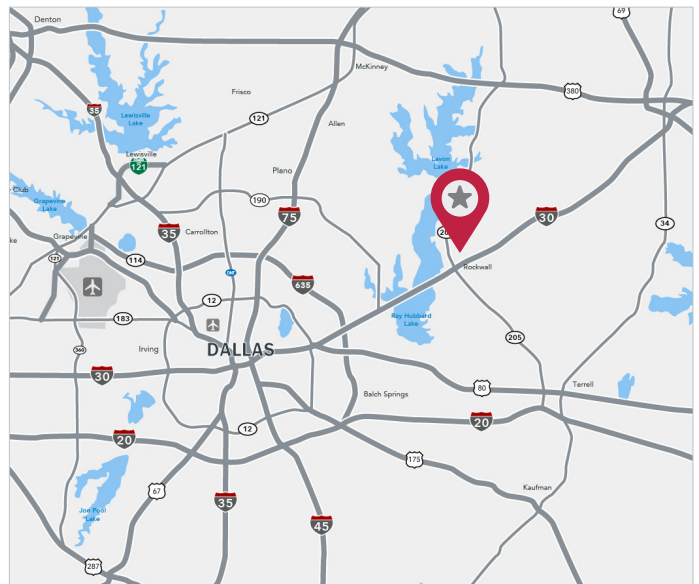
**3.50 Acres of Paved Outside Storage**  
**5,000 amps (ability to expand to 7,000 amps)**



**162,642 SF | 3.50 ACRES OUTSIDE STORAGE**

### AVAILABILITY HIGHLIGHTS

<b>Available:</b>	162,642 SF
<b>Office:</b>	5,000 SF
<b>Divisible to:</b>	44,950 SF 55,025 SF 109,650 SF 119,725 SF
<b>Land:</b>	9.00 Acres
<b>Clear Height:</b>	16' - 24'
<b>Year Built:</b>	1976
<b>Dock Doors:</b>	19 Dock high doors
<b>Grade Level Doors:</b>	4 Grade level doors
<b>Power:</b>	3 Phase (5,000 amps) Ability to add an additional 2,000 amps (7,000 amps total)
<b>Comments:</b>	100% HVAC 3.50 Acres paved outside storage +/- 250 car parks Direct access to I-30



FOR MORE INFORMATION:

**TAYLOR STELL**  
214.558.1969  
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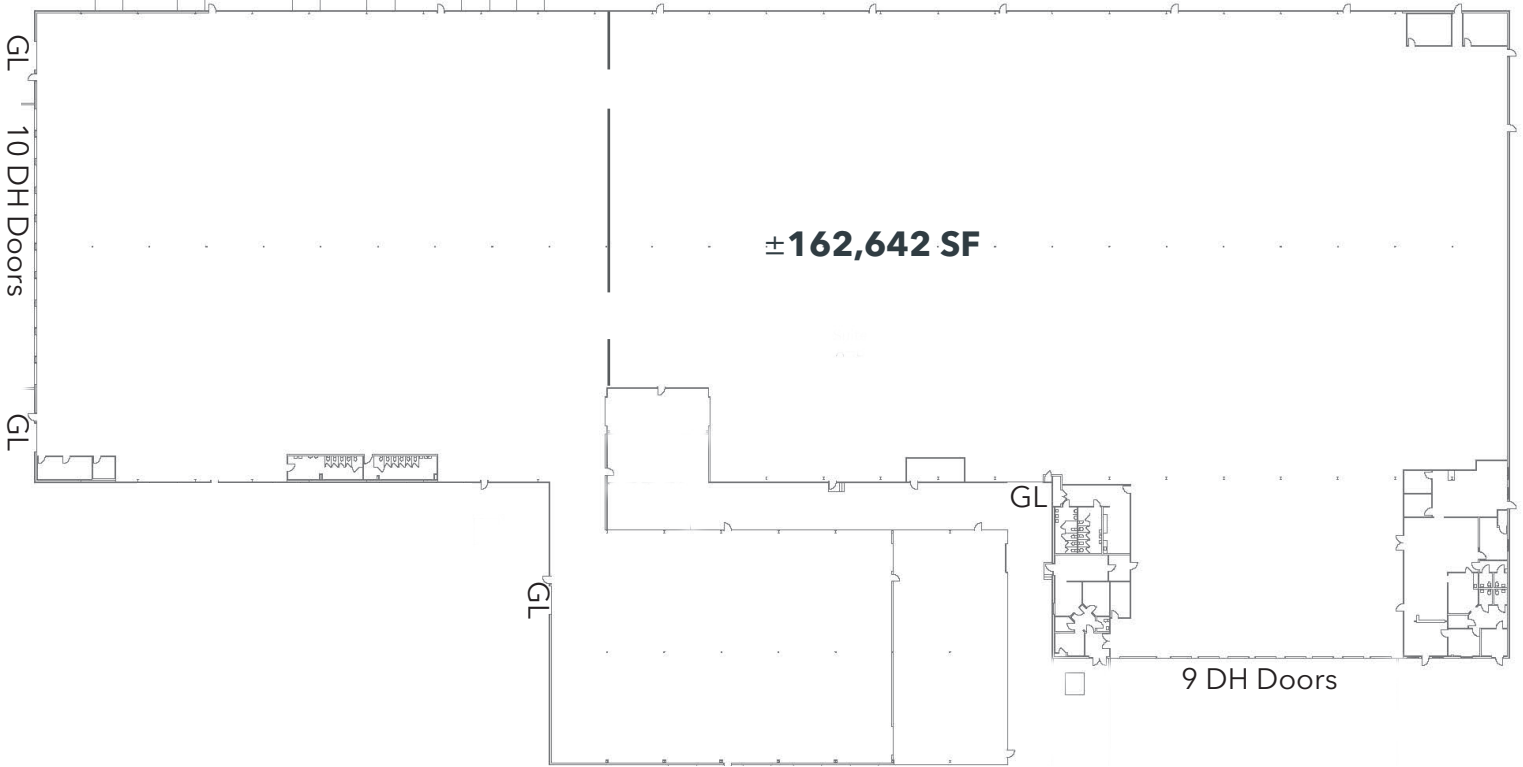
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leedallas.com

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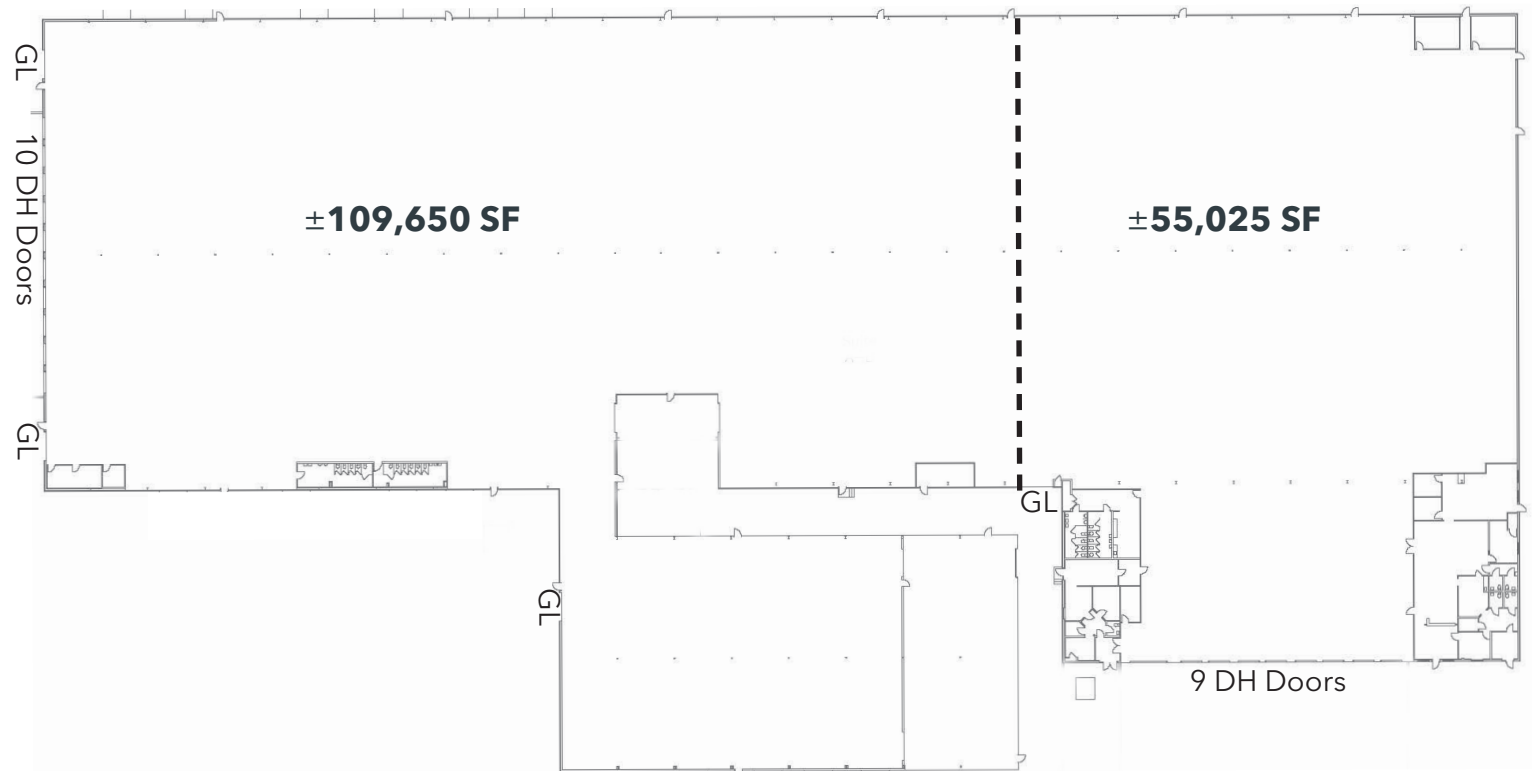
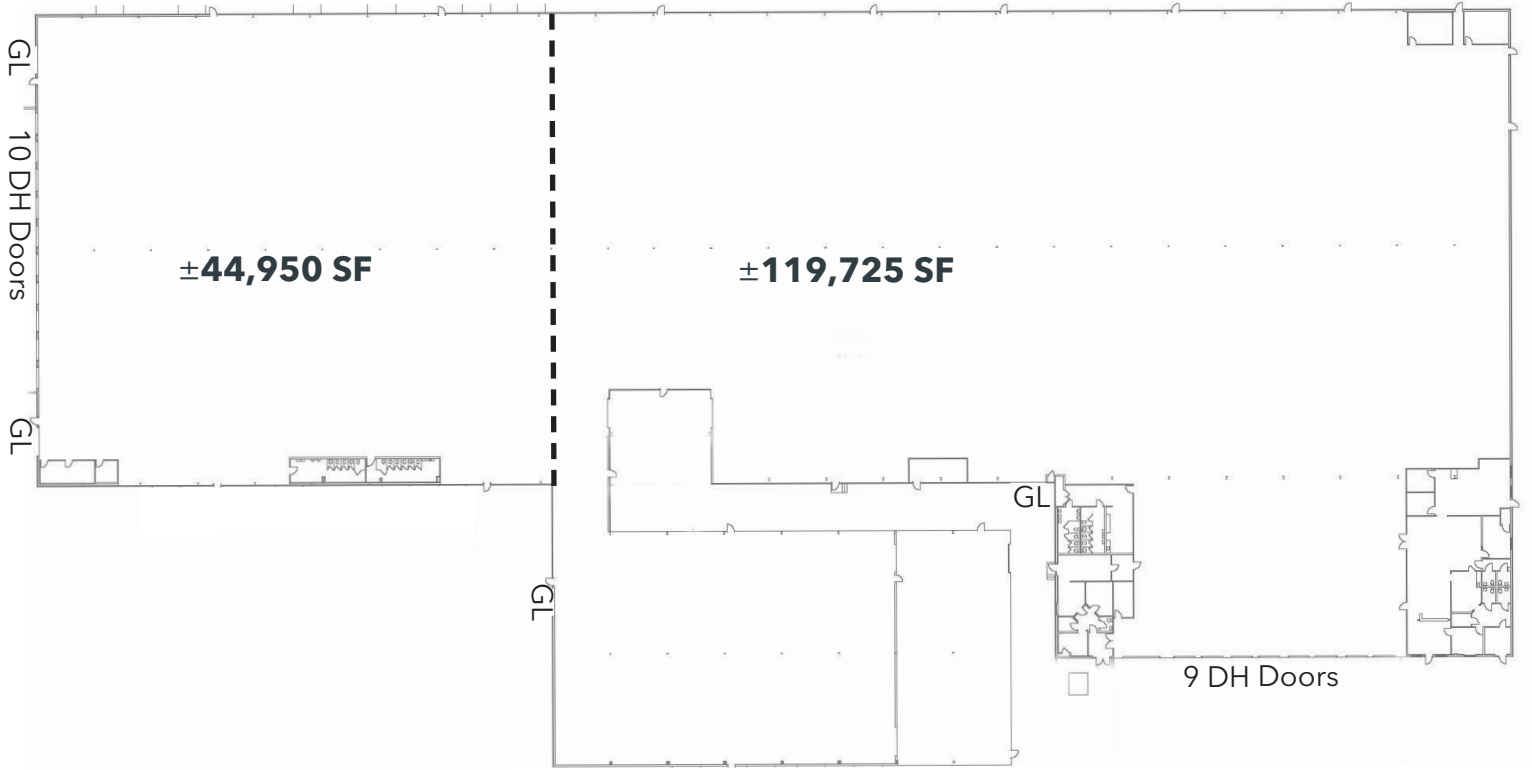
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