

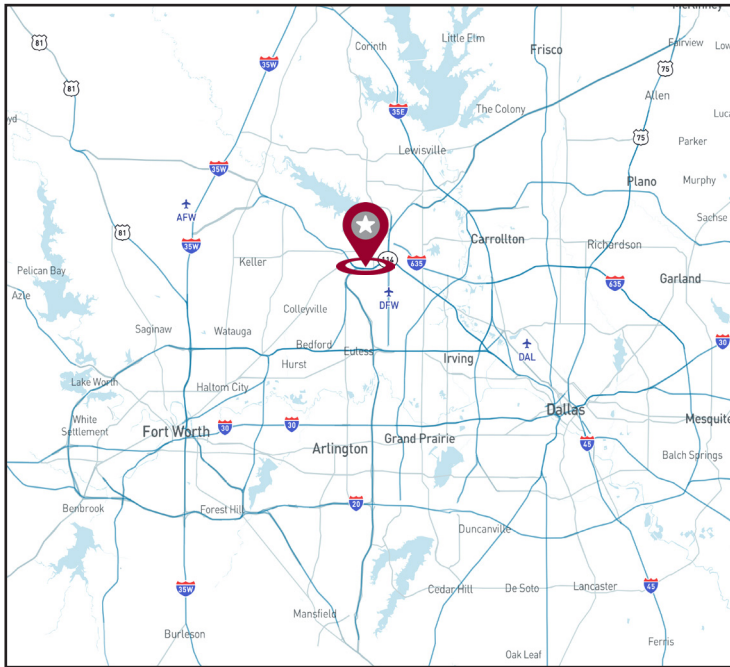
FOR LEASE

18,900 SF



1220 TEXAN TRAIL, SUITE 200

GRAPEVINE, TX 76051



AVAILABILITY HIGHLIGHTS

- 18,900 Available Square Feet (Divisible)
- Approximately 3,325 SF of Office Space in the front Office
- 25 Dock High Doors, 2 Drive-In Doors
- 16' Clear Height
- 30' x 30' Column Spacing
- Endcap Space, fronting Texan Trail
- Approximately 1,233 SF of Warehouse Office

ECONOMICS

Call Broker for Lease Rate; \$1.92 OPEX

FOR LEASING INFORMATION:

Phil Rosenfeld
Principal

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469.222.4159

Chris Hillman
Director

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214.797.2451

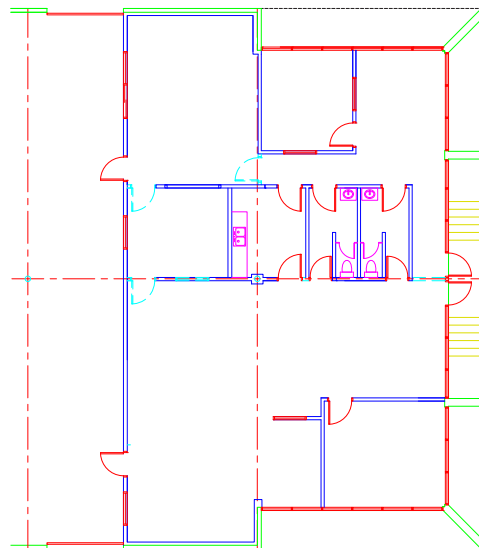
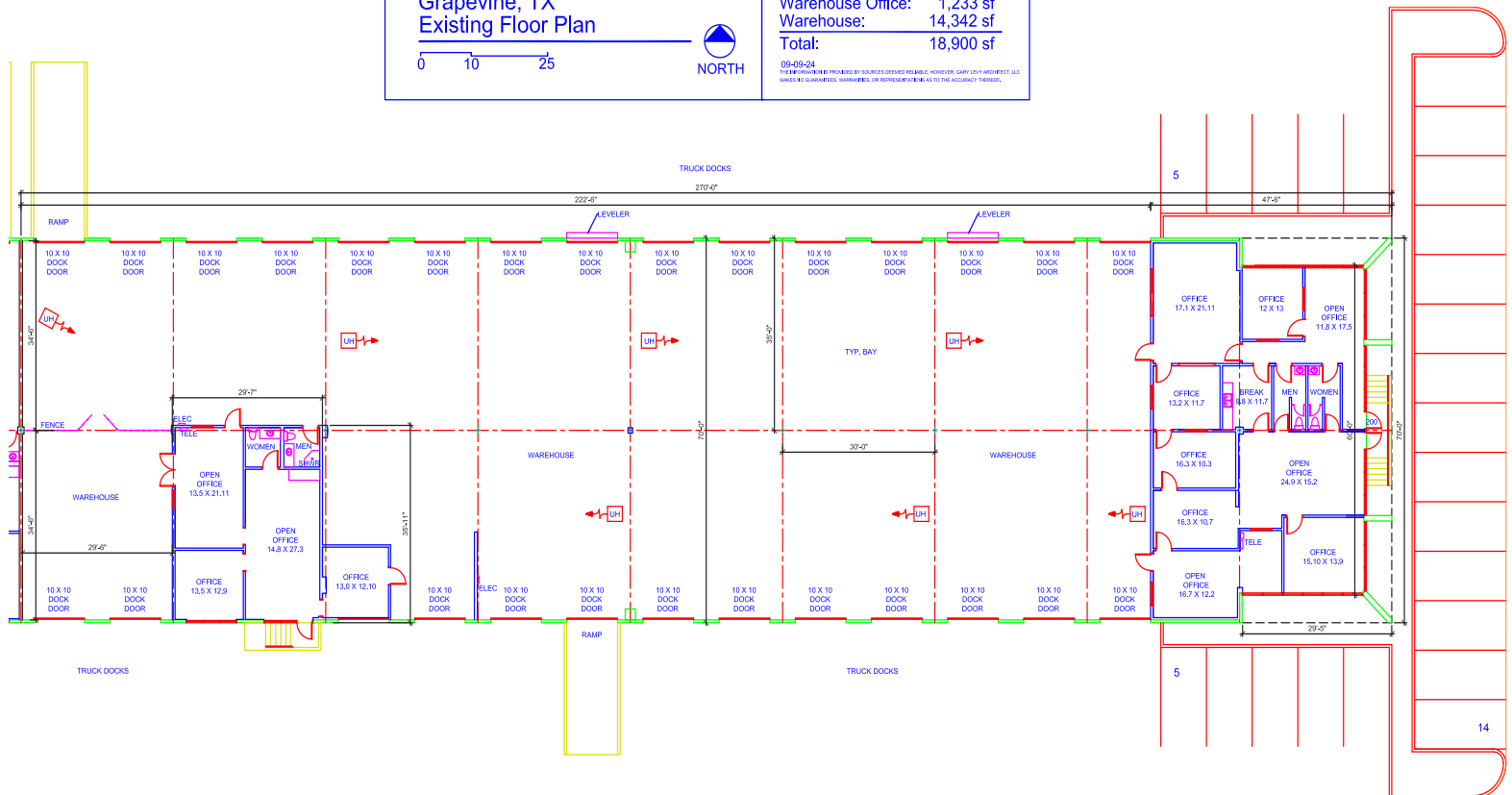
LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

leedallas.com

FOR LEASE

1220 Texan Trail, Suite 200 Grapevine, TX Existing Floor Plan	SF Breakdown: <table> <tr> <td>Main Office:</td><td>3,325 sf</td></tr> <tr> <td>Warehouse Office:</td><td>1,233 sf</td></tr> <tr> <td>Warehouse:</td><td>14,342 sf</td></tr> <tr> <td>Total:</td><td>18,900 sf</td></tr> </table>	Main Office:	3,325 sf	Warehouse Office:	1,233 sf	Warehouse:	14,342 sf	Total:	18,900 sf
Main Office:	3,325 sf								
Warehouse Office:	1,233 sf								
Warehouse:	14,342 sf								
Total:	18,900 sf								



Preliminary New Office Layout

Demo Plan



PLAN 000001

Prepinary Plan

Suite 200
12200 Town Trail
Grapevine, TX
75065
817.412.3456
www.123.com

Mr. John Doe for Customer

RF Breakdowns

Acoustic Ceiling	Acoustic	1.175
Acoustic Wall	Acoustic	1.175
Acoustic Floor	Acoustic	1.175
Acoustic Door	Acoustic	1.175
Acoustic Window	Acoustic	1.175
Acoustic Glass	Acoustic	1.175

Legend

Description	Color	Shape
Coloring Wall	Green	New Wall
Coloring Door	Red	New Door
Coloring Window	Blue	New Window
Coloring Glass	Purple	New Glass
Coloring Material	Yellow	New Material

Preliminary Plan
Not for regulatory approval
permitting, construction.

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