FOR SALE OR LEASE

±8,500 SF ON ±3.8 ACRES | OUTSIDE STORAGE

BUILDING 1
±3,500 SF

BUILDING 2
±5,000 SF

E WHEATLAND ROAD

N. UNIVERSITY HILLS BLVD

1329 E WHEATLAND ROAD

Lancaster, Texas 75134

PROPERTY HIGHLIGHTS

- **LAND AREA:** ±3.8 ACRES

- **BUILDING SIZE:** ±8,500 SF

- **CLEAR HEIGHT:** 12'-14'

- **DOCK-HIGH DOORS:** 2

- **DRIVE-IN DOORS:** 5

- **POWER:** 3-PHASE (600 AMPS)

- **SURFACE:** 60% GRAVEL/FLEX BASE & 40% CONCRETE (DRIVE LANES & LOADING AREA)

- **COMMENTS:** SECURITIZED, FULLY FENCED, ELECTRONIC ENTRANCE GATES, LIGHTED YARD THAT ALLOWS FOR TRUCK PARKING AND OUTSIDE STORAGE

FOR SALE OR LEASE INFORMATION:

ALEX WILSON
alexw@lee-associates.com
443.370.3427
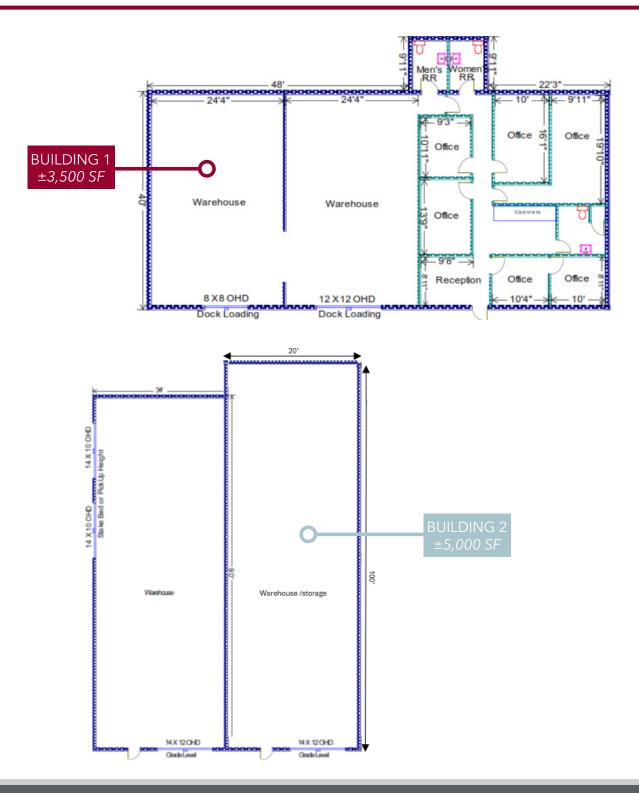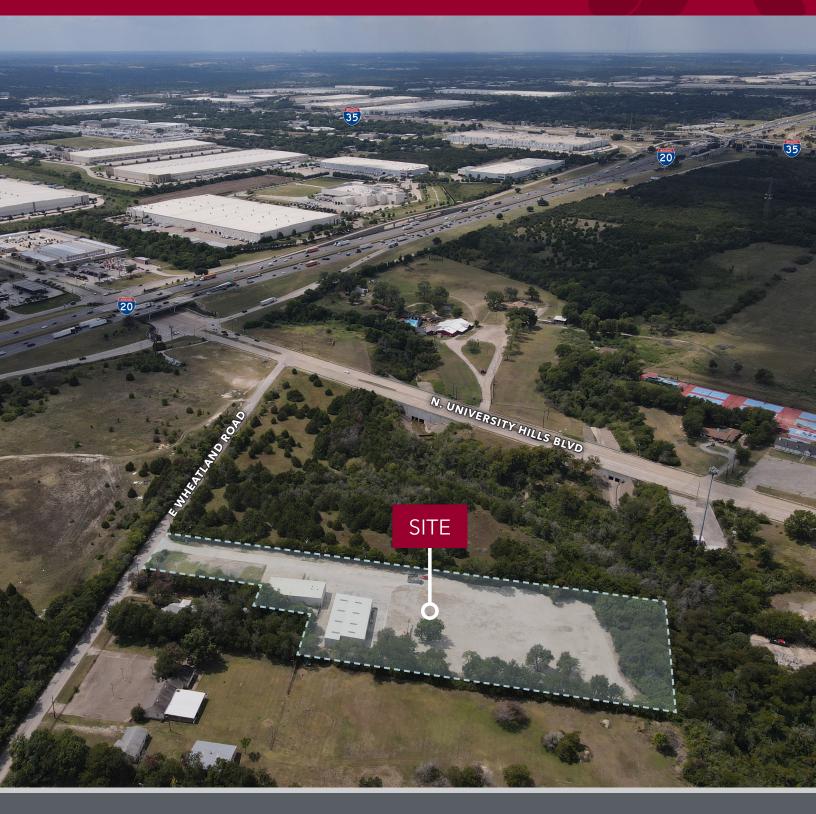
JARRETT HUGE
jhuge@lee-associates.com
770.316.9580

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

FLOOR PLANS

BUILDING 1
±3,500 SF

Men's RR   Women's RR

Warehouse   Warehouse

Office
Office
Office
Office
Office

Reception

Cabinets

Office   Office

8 X 8 OHD   12 X 12 OHD
Dock Loading   Dock Loading

BUILDING 2
±5,000 SF

Warehouse   Warehouse /storage

14 X 10 OHD
14 X 10 OHD
Stake Bed or Pick Up Height

14 X 12 OHD   14 X 12 OHD
Grade Level   Grade Level

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

LOCATION HIGHLIGHTS

TRUCK TRAFFIC	HIGHWAY ACCESS	DISTANCE TO
I-20 | 18,700 Trucks per day	0.5 Miles | I-20	24 Minutes | DFW Airport
I-35W | 16,300 Trucks per day	6.3 Miles | I-45	14 Minutes | Dallas CBD
Hwy 67 | 3,660 Trucks per day	1.3 Miles | I-35E	10 Minutes | UP Intermodal

FOR SALE OR LEASE INFORMATION:

ALEX WILSON
alexw@lee-associates.com
443.370.3427

JARRETT HUGE
jhuge@lee-associates.com
770.316.9580

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

E WHEATLAND ROAD

N. UNIVERSITY HILLS BLVD

SITE