



FOR LEASE OR SALE | Q4 2027 DELIVERY

ROYSE CITY COMMERCE CENTER

904 - 908 CHARTER WAY | ROYSE CITY, TEXAS 75189
NW Quadrant of Erby Campbell/I-30 Interchange

158,426 SF
DIVISIBLE TO 8,150 SF

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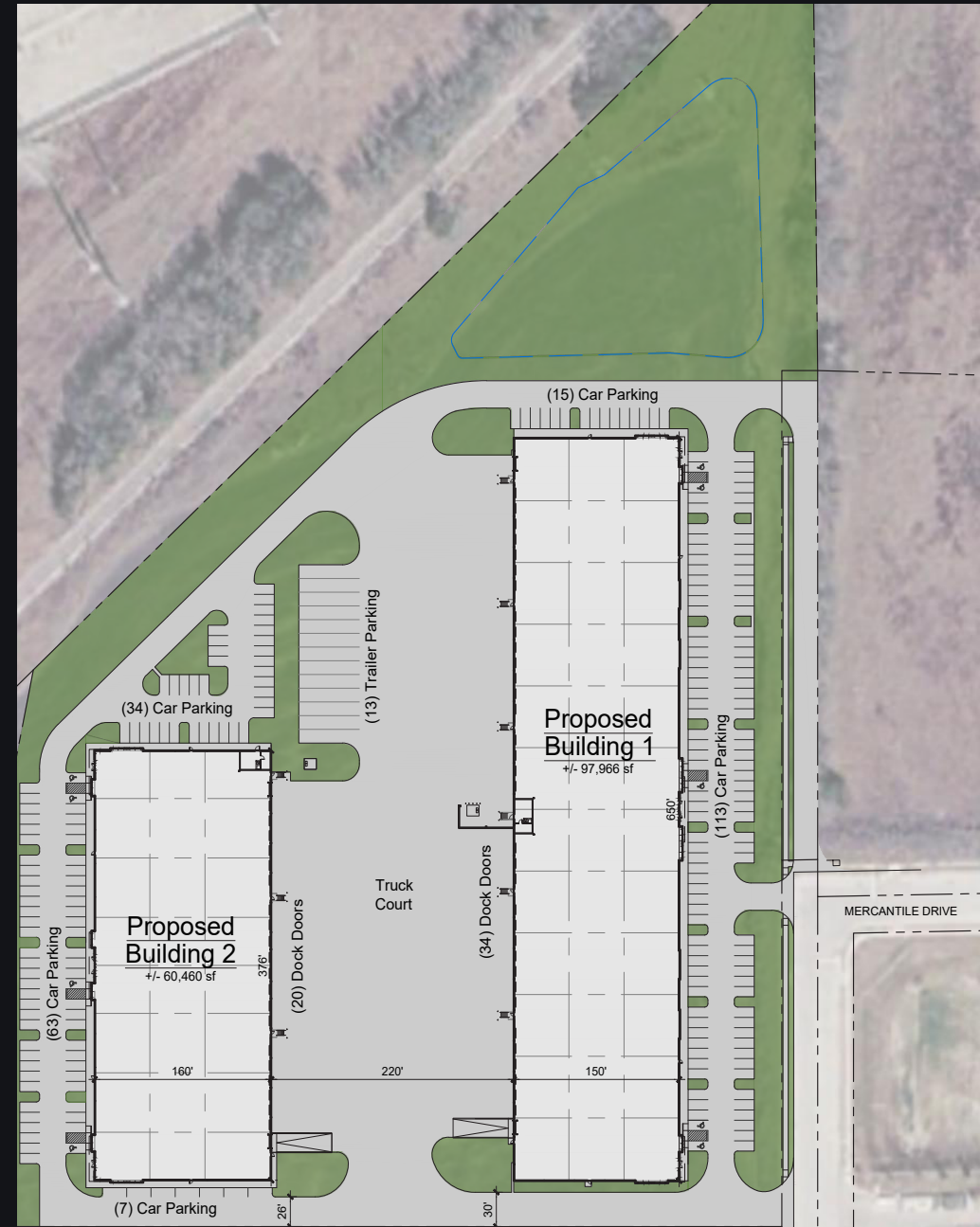
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COMMERCIAL REAL ESTATE SERVICES

ROYSE CITY COMMERCE CENTER - FOR LEASE OR SALE

Total Project Size:	158,426 SF
Building 1:	97,966 SF
Building 2:	60,460 SF
Divisible to:	8,150 SF
Clear Height:	32'
Loading:	54 Dock doors
	4 Ramped doors
Parking:	232 Car parks (expandable)
Trailer Parks:	13 Trailer parks
Sprinklered:	ESFR Sprinkler system
Power:	500 kVA transformer (easily expandable)
Notes:	Substation nearby for additional power needs
	Separately parceled (each building can be purchased)
	220' Shared truck court
	Rear load configuration
	Excellent location right off I-30
	Can accommodate any size between 8,150 SF & 97,966 SF
	Q4 2027 Delivery





BUILDING 1

904 Charter Way, Royse City, TX 75189

Total Building Size: 97,966 SF

Divisible to: 8,150 SF

Office SF: BTS

Clear Height: 32'

Dock High Doors: 34

Ramped Doors: 2

Power: 500 kVA Transformer (easily expandable)

Car Parking: 128 spaces (can add more)

Trailer Parking: 13 Trailer parks

Sprinkler: ESFR

Bldg Dimensions: 650' x 150'

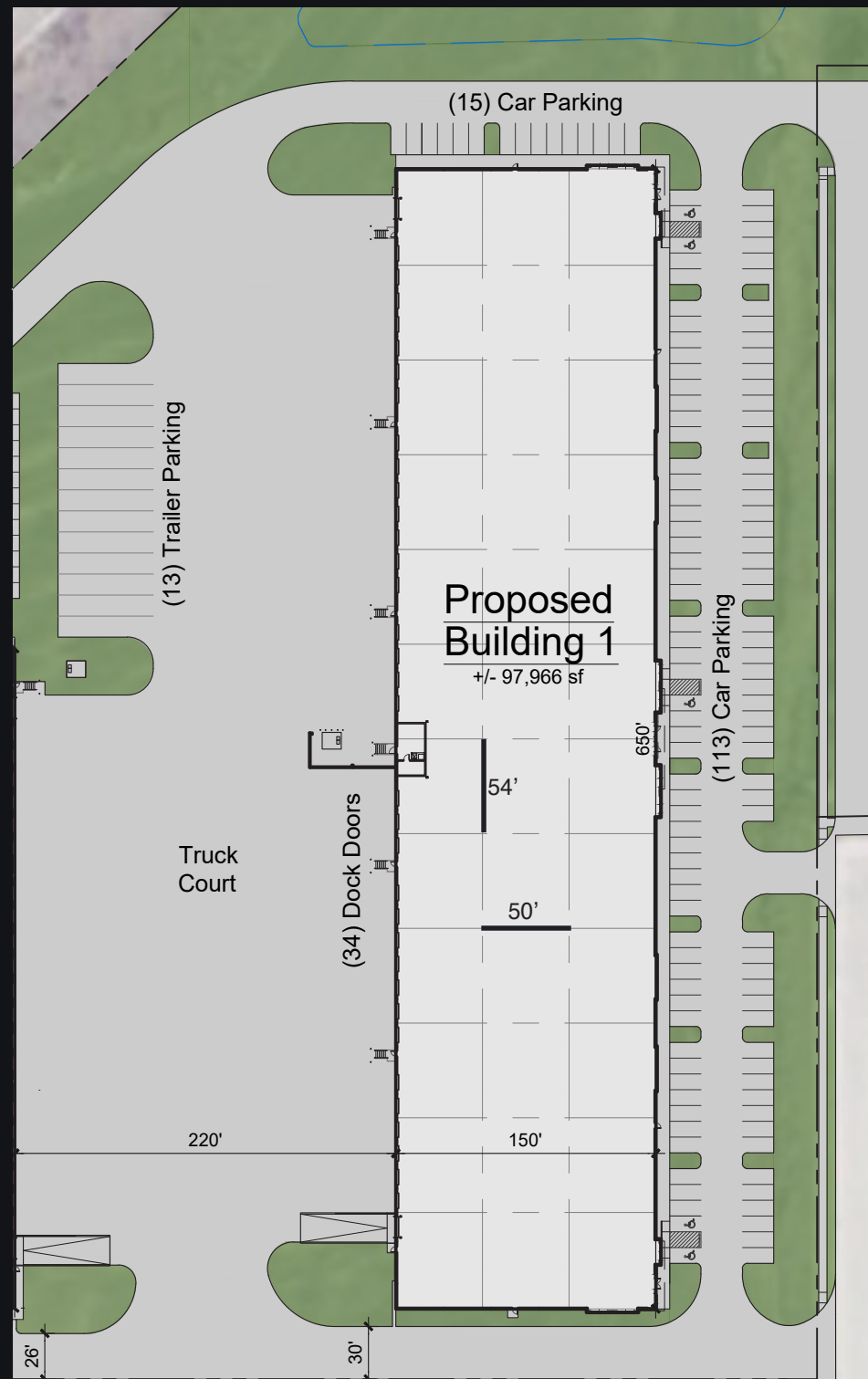
Column Spacing: 50' x 54'

Notes: Available for Lease or Sale

Can accommodate any size between 8,150 SF & 97,966 SF

Rear Load configuration

Excellent location with close & easy access to Interstate 30





BUILDING 2

908 Charter Way, Royse City, TX 75189

Total Building Size: 60,460 SF

Divisible to: 14,770 SF

Office SF: BTS

Clear Height: 32'

Dock High Doors: 20

Ramped Doors: 2

Power: 500 kVA Transformer (easily expandable)

Car Parking: 104 spaces (can add more)

Sprinkler: ESFR

Bldg Dimensions: 376' x 160'

Column Spacing: 50' x 52' (42' x 52' on end caps and center of bldg)

Notes: Available for Lease or Sale

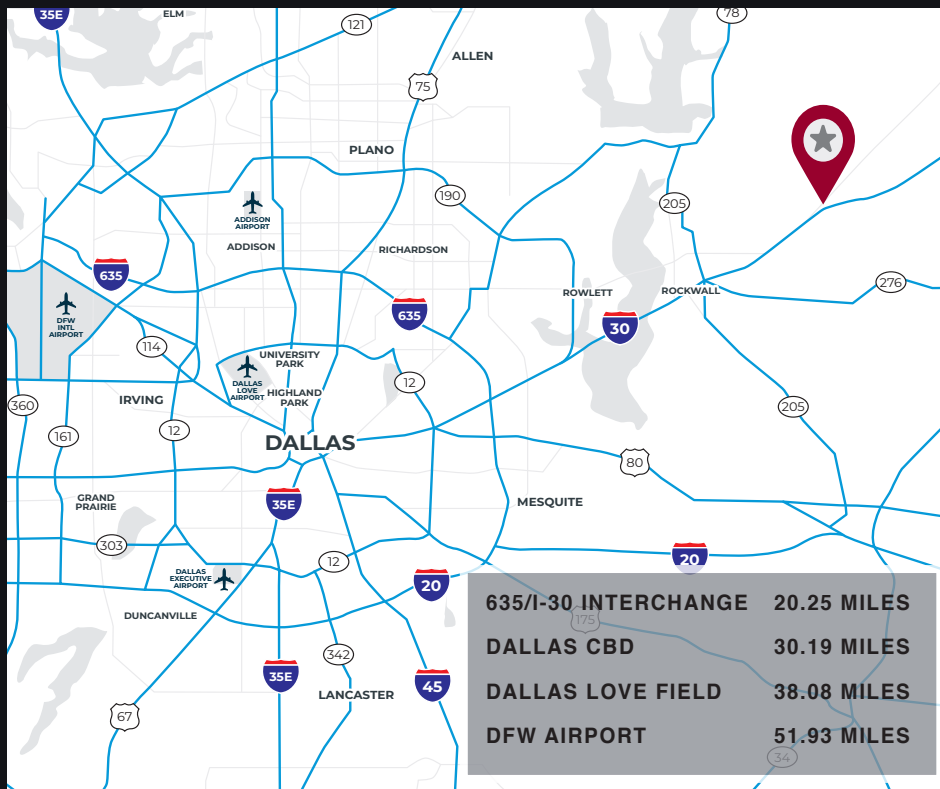
Can accommodate any size between 14,770 SF & 60,460 SF

Rear Load configuration

Excellent location with close & easy access to Interstate 30







FOR MORE INFORMATION

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LEE & ASSOCIATES
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