

FOR LEASE OR SALE | Q3 2027 DELIVERY

ROYSE CITY COMMERCE CENTER

158,426 SF

DIVISIBLE TO 8,150 SF

904 - 908 CHARTER WAY | ROYSE CITY, TEXAS 75189

NW Quadrant of Erby Campbell/I-30 Interchange

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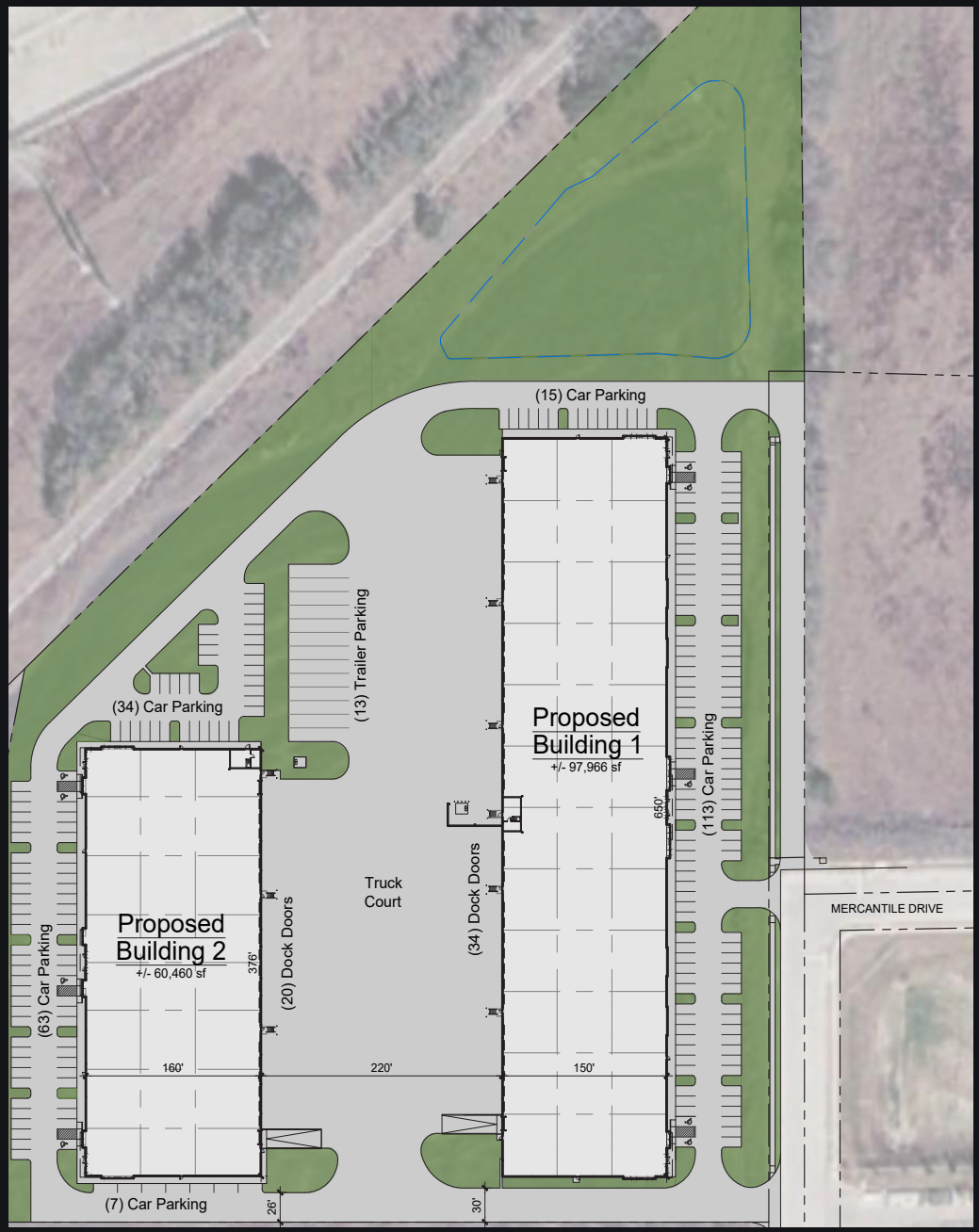
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

SITE PLAN

ROYSE CITY COMMERCE CENTER - FOR LEASE OR SALE

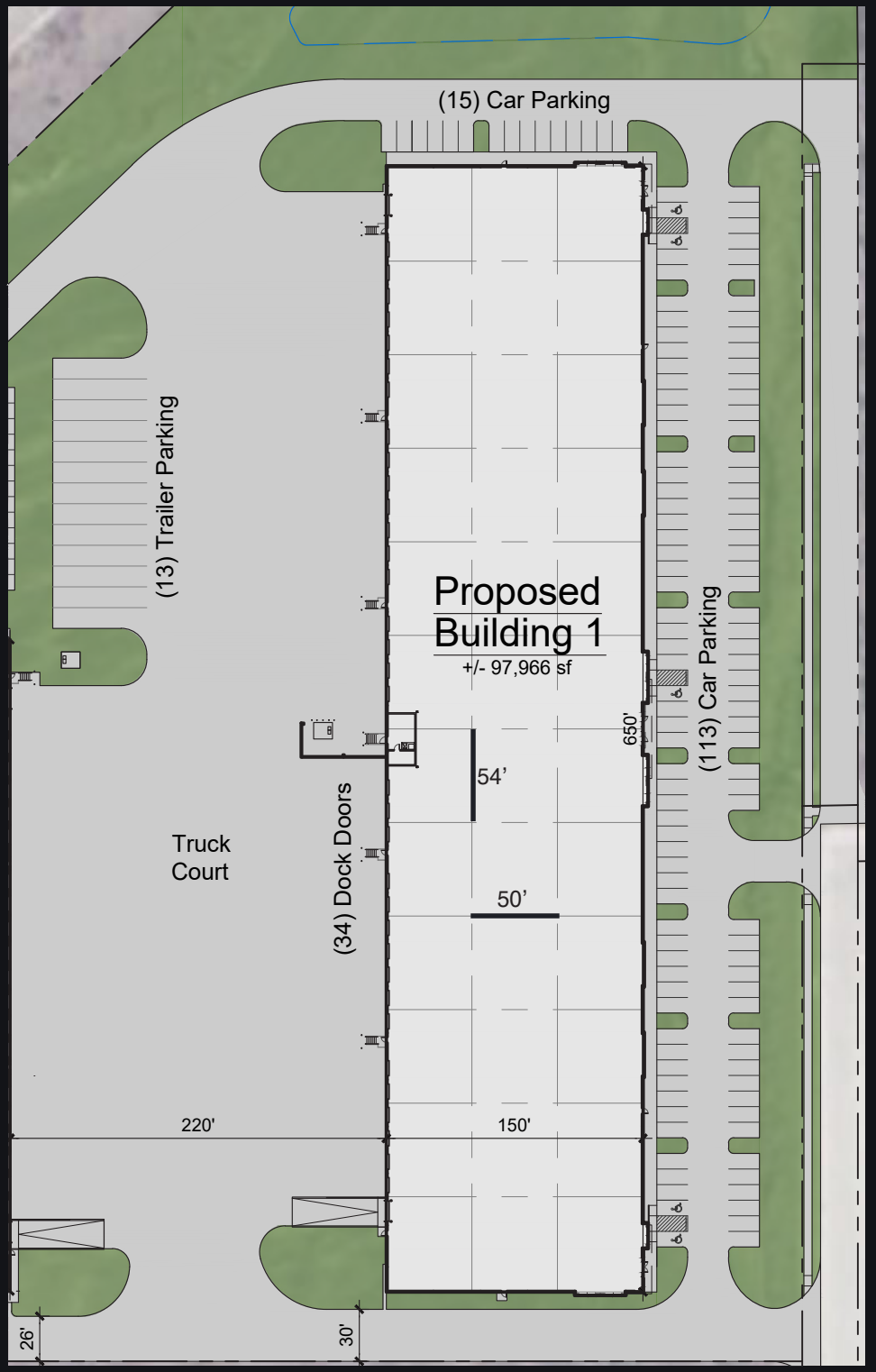
Total Project Size:	158,426 SF
Building 1:	97,966 SF
Building 2:	60,460 SF
Divisible to:	8,150 SF
Clear Height:	32’
Loading:	54 Dock doors
	4 Ramped doors
Parking:	232 Car parks (expandable)
Trailer Parks:	13 Trailer parks
Sprinklered:	ESFR Sprinkler system
Power:	500 kVA transformers at each building 5 MW (6000 Amps +) of power availability to the site
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
	Q3 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

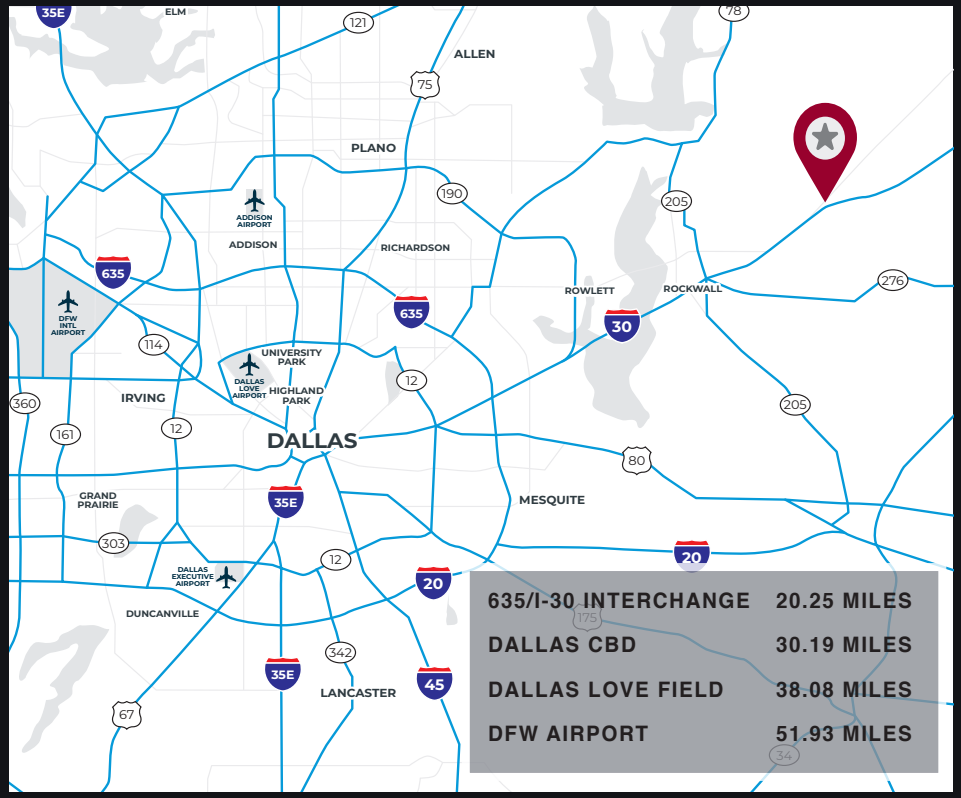




BUILDING 1 RENDERING



BUILDING 2 RENDERING







FOR MORE INFORMATION

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