



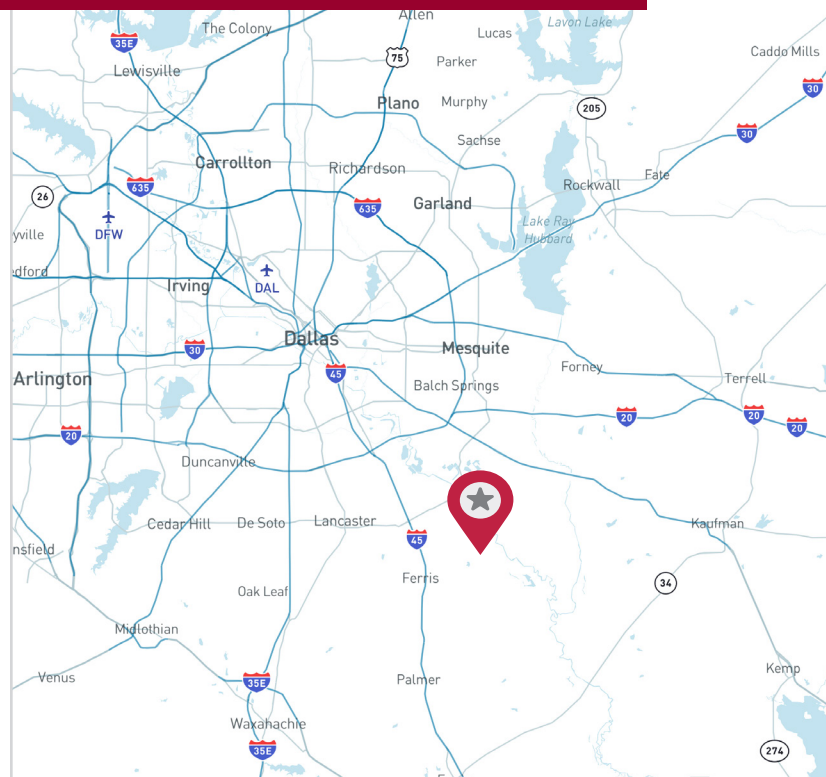
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# FOR LEASE

## 1400 Vetch Road, Ferris

### DETAILS

<b>ADDRESS</b>	1400 Vetch Road Ferris, Texas 75125
<b>SHOP SIZE</b>	±2,176 SF
<b>LAND AREA</b>	±5 Acres
<b>DRIVE-IN BAYS</b>	4 (14' X 14')
<b>CLEAR HEIGHT</b>	±17.5'
<b>SURFACE</b>	Gravel
<b>ZONING</b>	Located in Ferris ETJ - No Zoning
<b>COMMENTS</b>	Fenced, Gated, Lit



For More Information:

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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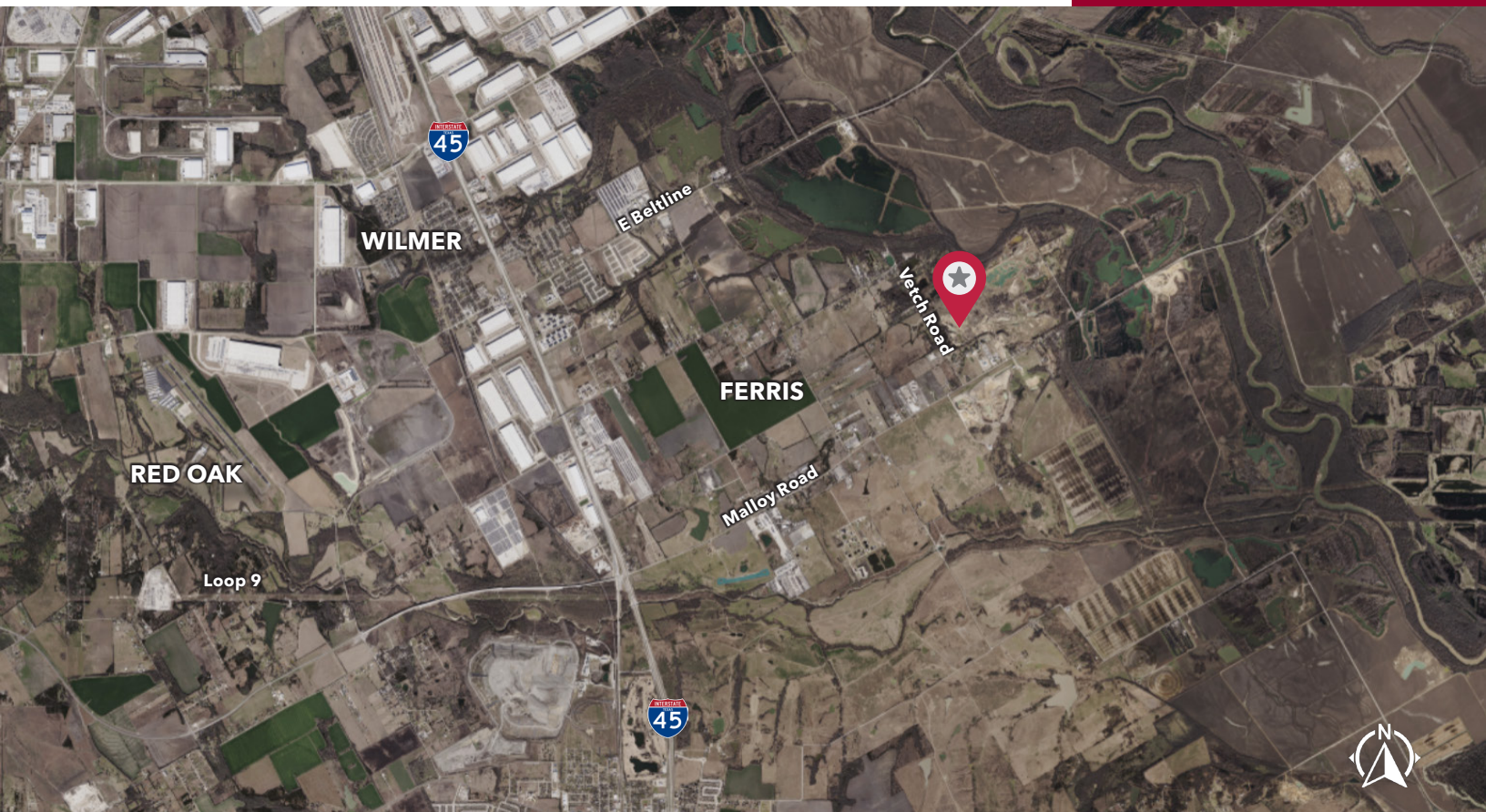
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## LOCATION HIGHLIGHTS



### HIGHWAY ACCESS

I-45 - 4 Miles  
Highway 175 - 7.4 Miles  
I-20 - 10.3 Miles



### VEHICLES PER DAY

I-45 - 84,719 VPD  
Highway 175 - 69,250 VPD  
I-20 - 173,801 VPD



### DRIVE TIMES

UP Intermodal - 12 Minutes  
Dallas CBD - 22 Minutes  
DFW Airport - 40 Minutes

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