

±9,280 SF SHOP+OFFICE | UP TO 60 PARKING STALLS



AVAILABILITY HIGHLIGHTS

- **Shop Size:** ±9,280 SF
- **Office:** Ste: 301-615 SF | Ste: 303-2,100 SF | Ste: 305-662 SF
- **Clear Height:** ±14'
- **Zoning:** Light Industrial
- **Drive-In Doors:** 1 (14'x14')
- **Shop Dimensions:** 58' Wide X 160' Long
- **Surface:** Concrete, Gravel
- **Parking:** Up to 60 Parking Stalls Available
- **Security:** 24/7 On-Site Security



jmoreau@lee-associates.com
214.885.9436

alexw@lee-associates.com
443.370.3427



OFFICE SUITES

Suite 301 | 615 SF

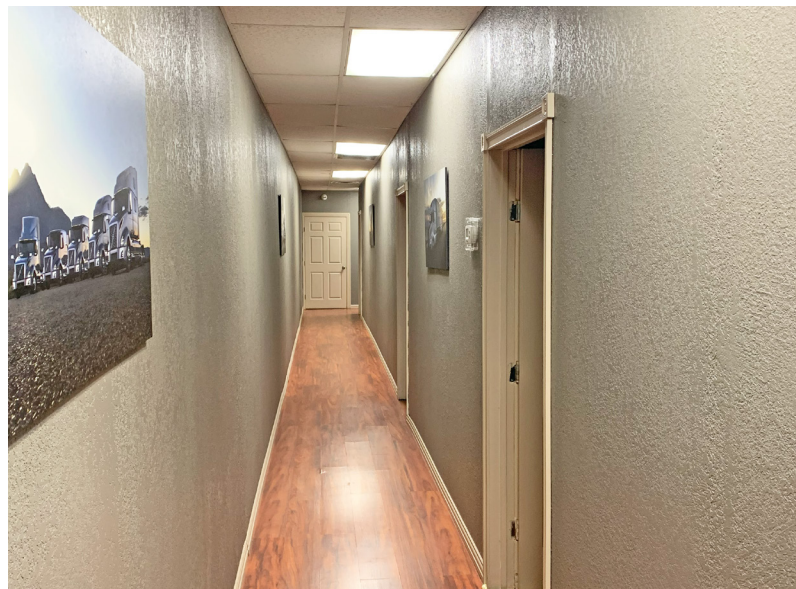
- 3 Offices
- 2 Bathrooms

Suite 303 | 2,100 SF

- 6 Offices
- 2 Bathrooms
- Breakroom

Suite 305 | 662 SF

- 2 Offices
- 1 Bathrooms



FOR LEASE INFORMATION

Justin Moreau

jmoreau@lee-associates.com
214.885.9436

Alex Wilson

alexw@lee-associates.com
443.370.3427

±9,280 SF SHOP+OFFICE | UP TO 60 PARKING STALLS

FOR LEASE



LOCATION HIGHLIGHTS

VEHICLES / DAY

I-30 | ±164,379 Vehicles per day

PGBT | ±72,723 Vehicles per day

SH-12 | ±134,539 Vehicles per day

HIGHWAY ACCESS

I-30 | 1.0 Mile

PGBT | 3.02 Miles

SH-12 | 3.15 Miles

DISTANCE TO

DFW Airport | 14.1 Miles

Dallas CBD | 12.1 Miles

Fort Worth CBD | 22 Miles

FOR LEASE INFORMATION

Justin Moreau

jmoreau@lee-associates.com
214.885.9436

Alex Wilson

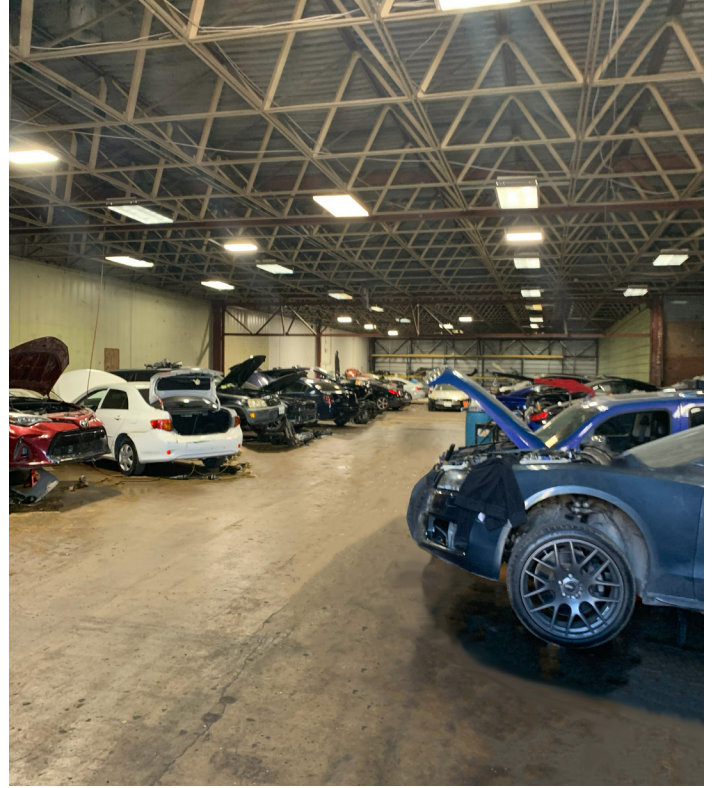
alexw@lee-associates.com
443.370.3427

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

±9,280 SF SHOP+OFFICE | UP TO 60 PARKING STALLS

FOR LEASE

WAREHOUSE PHOTOS



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.

FOR LEASE INFORMATION

Justin Moreau

jmoreau@lee-associates.com
214.885.9436

Alex Wilson

alexw@lee-associates.com
443.370.3427

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES