FOR LEASE - 4,022 SF
176 VALLEY RIDGE BLVD
LEWISVILLE, TX 75057

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LOCATION

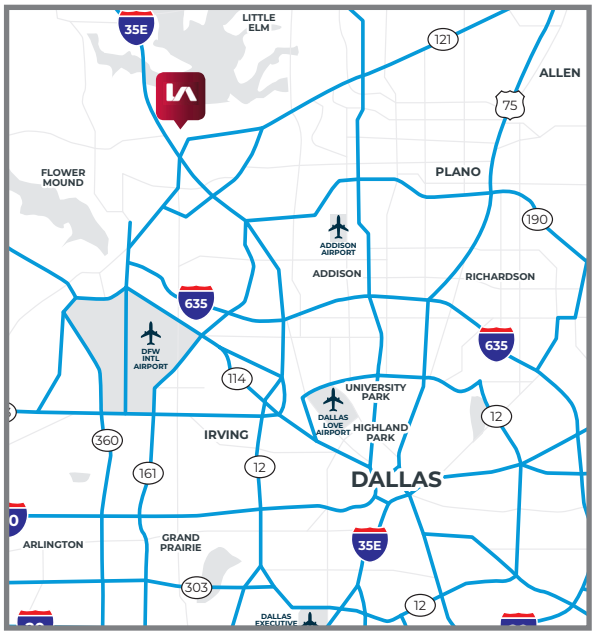
COUNTY	Denton
MARKET	Northwest
SUBMARKET	Lewisville

BUILDING HIGHLIGHTS

TOTAL BUILDING SF	18,684 SF
AVAILABLE SUITE SUITE 2	4,022 SF
CLEAR HEIGHT	20'-22'

LISTING HIGHLIGHTS

AVAILABLE SF	Suite 2: 4,022 SF
SPEC OFFICE SF	270 SF
SPRINKLERED	Yes
LOADING	One (1) 14'x14' Grade-Level Doors
COMMENTS	Rear Load Configuration HVAC Ready | Insulated Warehouse 3-Phase, 208V, 210 Amps per Suite Electric Heaters Valley Ridge Blvd Frontage & Visability 1 mile from Interstate 35E 1.5 miles from Business 121 Tenant Signage on Front of Building

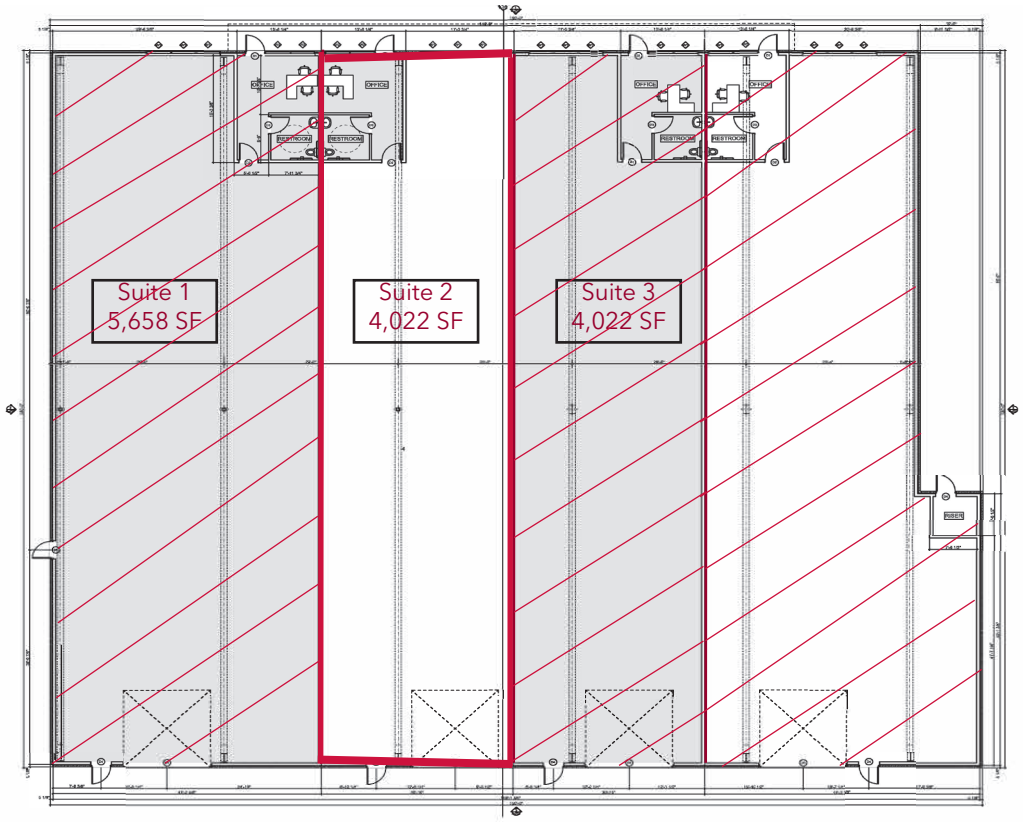


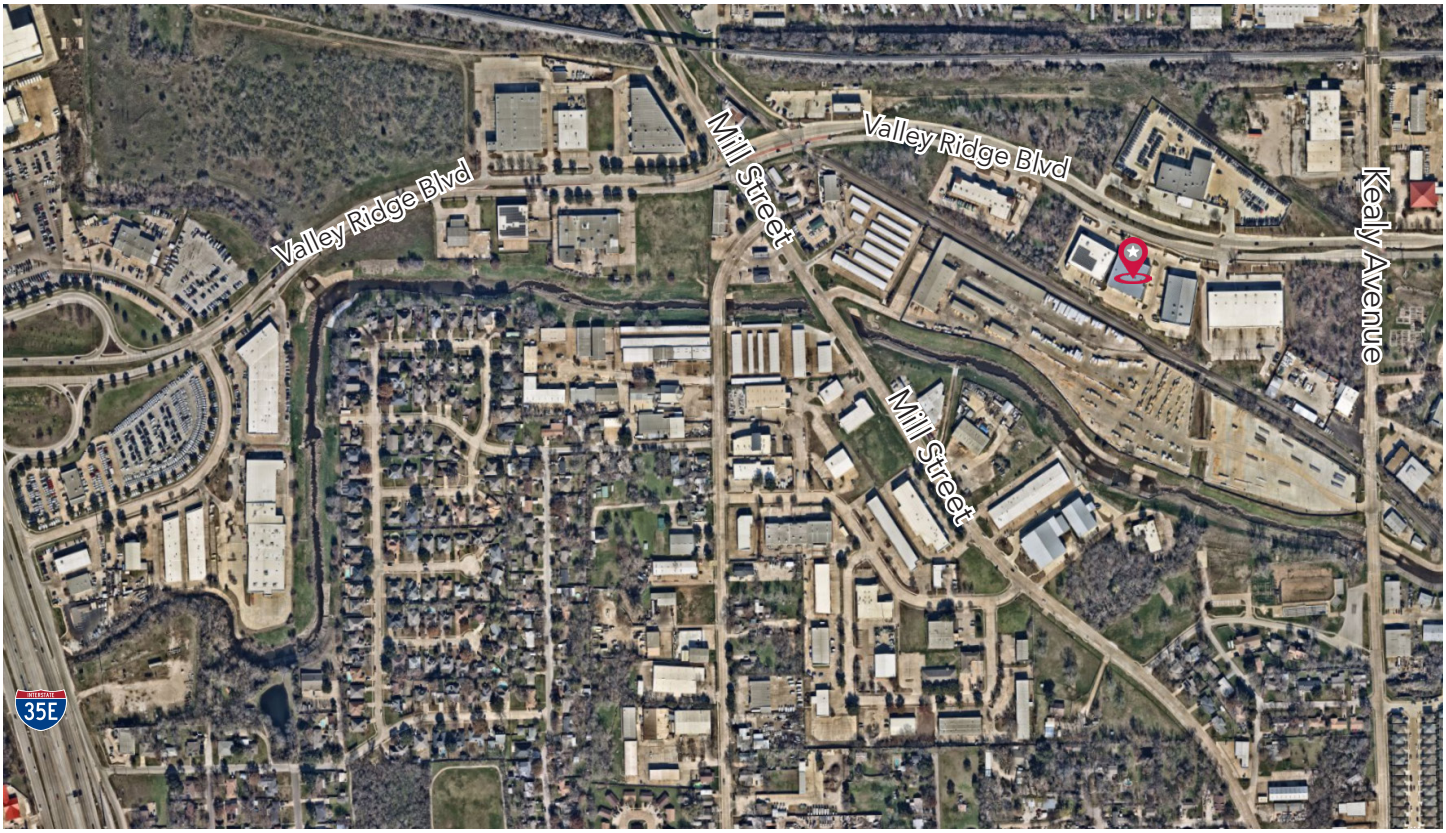
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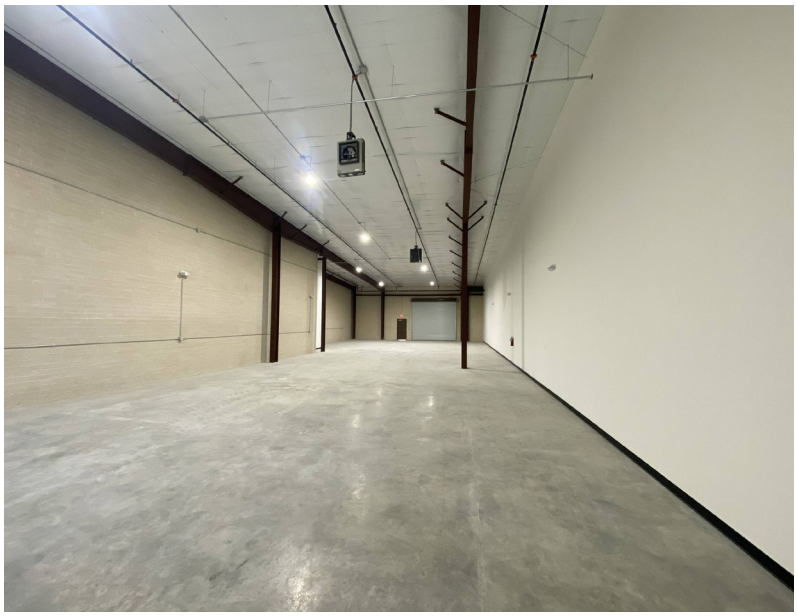




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