## **FIRST PARK 121 - BUILDING B**

2025 MIDWAY ROAD, LEWISVILLE, TX 75056



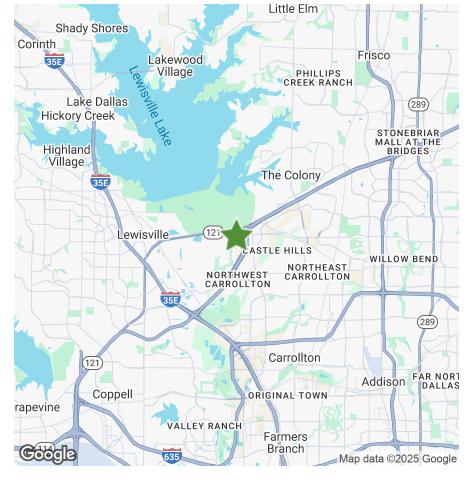


### PROPERTY SPECIFICATIONS

Available Space: 87,730 SF Divisible By: 24.976 SF & 62.754 SF 5,332 SF Office Area: **HVAC Production Areas:** 2,494 SF 5,916 SF 1,682 SF Ceiling Height: 32 DockDoors: 22 Dock High (9' X10') 6 with Pit Levelers Ramps: 1 Ramp (12' X 14') Sprinkler: ESFR Roof: 60 Mil TPO **Roof Insulation:** R-20 Car Parks: 99 **Electrical Services:** 1,200 Amps 480 Volts 3 Phase

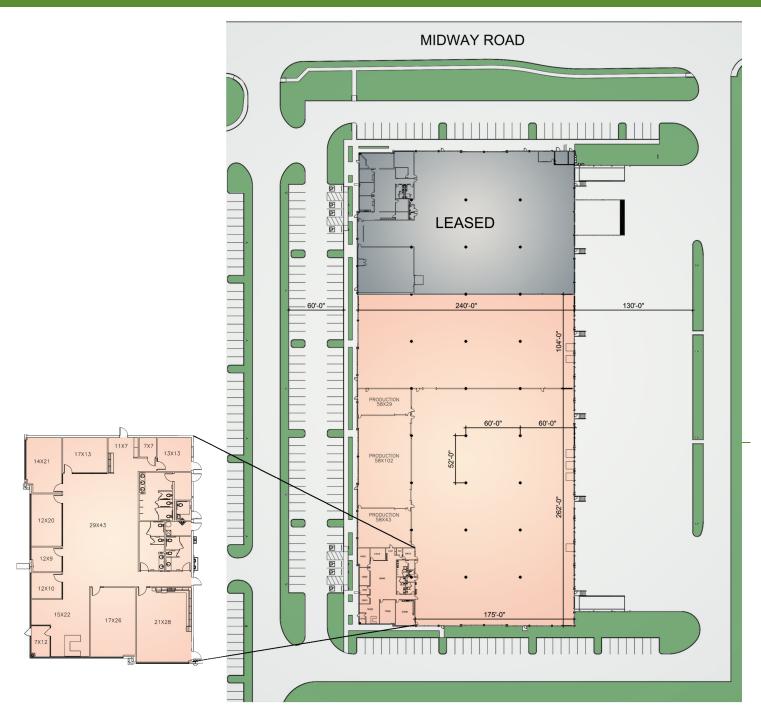
### **PROPERTY HIGHLIGHTS**

- Excellent access to SH-121, with close proximity to l-35E and the North Dallas Tollway
- Business friendly municipality offering Triple Freeport
- 7 miles from Plano's Legacy Business Park and Frisco's 5 Billion Dollar Mile, and abundant shopping, dining, and other amenities nearby
- Truck court can be fenced



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87,730 SQUARE FEET | FOR LEASE



### BROKER CONTACTS Mark Graybill, CCIM, SIOR

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### **OWNER CONTACT**

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