

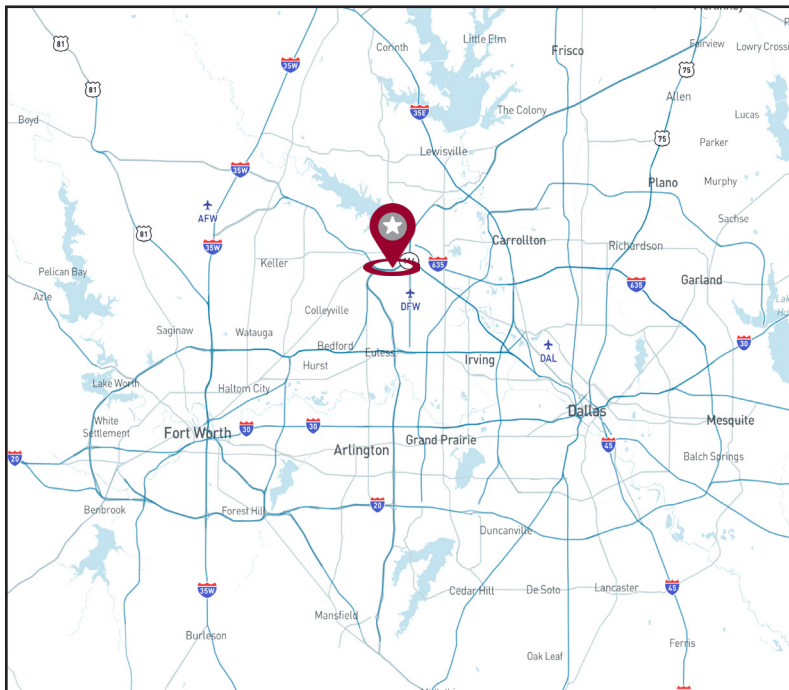
FOR LEASE

8,422 SF



1240 TEXAN TRAIL, SUITE 100

GRAPEVINE, TX 76051



AVAILABILITY HIGHLIGHTS

- 8,422 Available Square Feet
- Approximately 7,000 SF of Showroom Space
- 3 Dock High Doors, 1 Drive-In Door
- 16' Clear Height
- Endcap Space, fronting Texan Trail
- Available October 1, 2025

ECONOMICS

Contact Broker for lease rate; \$1.92 OPEX

FOR LEASING INFORMATION:

Phil Rosenfeld
Principal

prosenfeld@lee-associates.com
469.222.4159

Chris Hillman
Director

chillman@lee-associates.com
214.797.2451

LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

leedallas.com

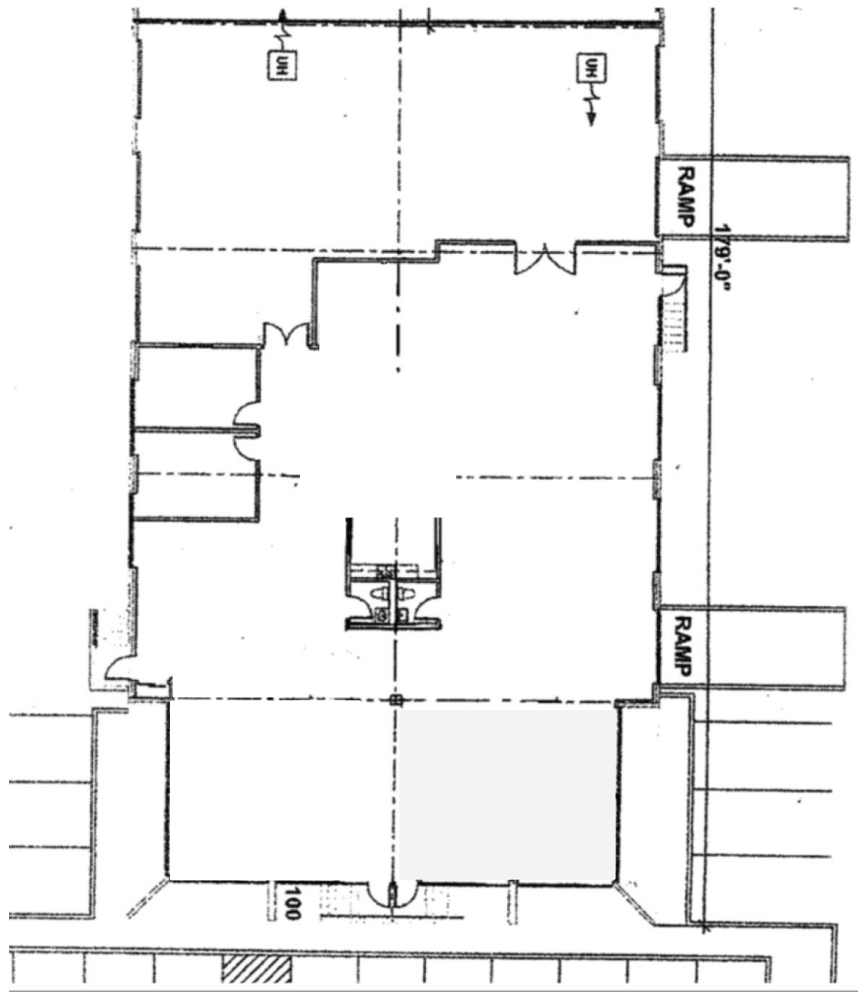
8,422 SF

FOR LEASE

AERIAL



FLOOR PLAN



Office: $\pm 7,000$ SF (Approximately)
Warehouse: $\pm 1,422$ SF (Approximately)
Total: 8,422 SF

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