

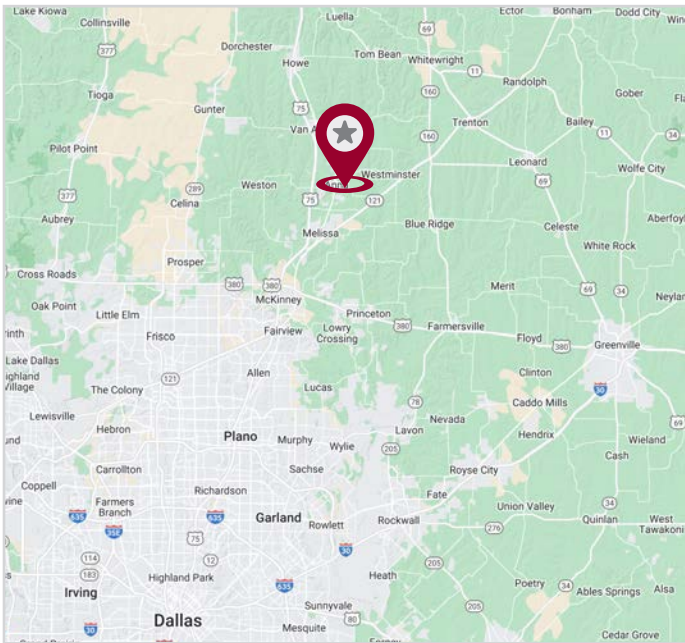
FOR LEASE

3 BUILDINGS TOTALING 34,984 SF

OCTOBER 2025 COMPLETION



1001-1011 INDUSTRIAL DR WAY | ANNA, TX 75409



LISTING HIGHLIGHTS

AVAILABLE SF	3 Buildings totaling 34,984 SF
1011 INDUSTRIAL	11,700 SF
1009 INDUSTRIAL	11,700 SF
1001 INDUSTRIAL	11,584 SF
OFFICE SF	BTS (Ranging from 300 SF to 1,000 SF)
YEAR BUILT	2025
CLEAR HEIGHT	20'
LOADING	Front load, grade level (14'W x 12'H)
POWER	120 V single phase
PARKING	45 total car parks
COMMENTS	Available November 1, 2025 Suites ranging from 2,304 - 11,700 SF Ownership open to short term leases (12-24 months) New developments coming to area: Sherly Farms (Tellus Group) Coyote Meadows (Ashton Woods)

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ANNA SHALLOW BAY, LLC

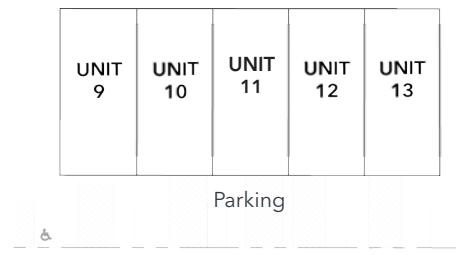
2,304 - 11,700 SF AVAILABLE

FOR LEASE



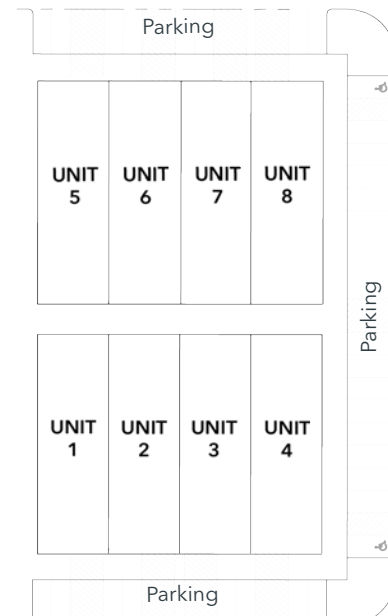
BUILDING C: 1001 INDUSTRIAL WAY DR:

- Unit 9: 2,368 SF
- Unit 10: 2,304 SF
- Unit 11: 2,304 SF
- Unit 12: 2,304 SF
- Unit 13: 2,304 SF



BUILDING B - 1009 INDUSTRIAL WAY DR:

- Unit 5: 2,970 SF
- Unit 6: 2,910 SF
- Unit 7: 2,910 SF
- Unit 8: 2,910 SF



BUILDING A - 1011 INDUSTRIAL WAY DR:

- Unit 1: 2,970 SF
- Unit 2: 2,910 SF
- Unit 3: 2,910 SF
- Unit 4: 2,910 SF

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