

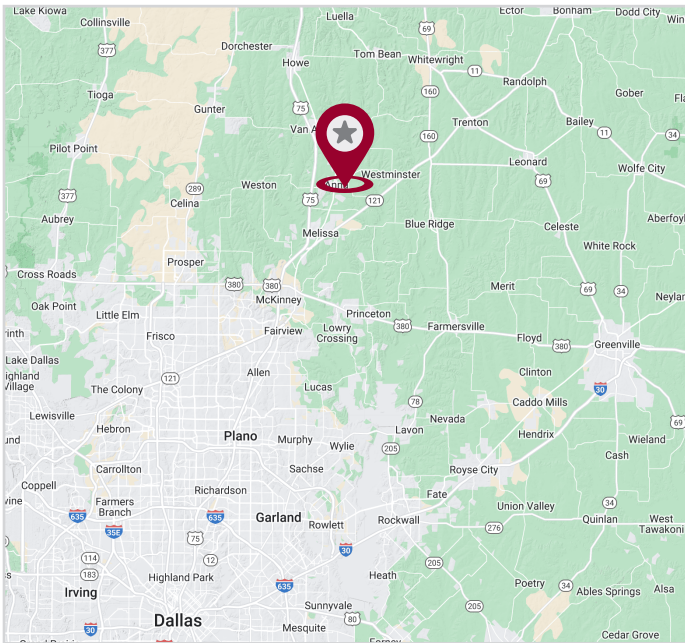
# FOR LEASE

## 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 October 1, 2025 Suites ranging from 2,304 - 11,700 SF New developments coming to area: <a href="#">Sherly Farms (Tellus Group)</a> <a href="#">Coyote Meadows (Ashton Woods)</a>

**Taylor Stell**  
tstell@lee-associates.com  
214.558.1969

**Brett Lewis, SIOR**  
blewis@lee-associates.com  
972.934.4018

LEASED BY:



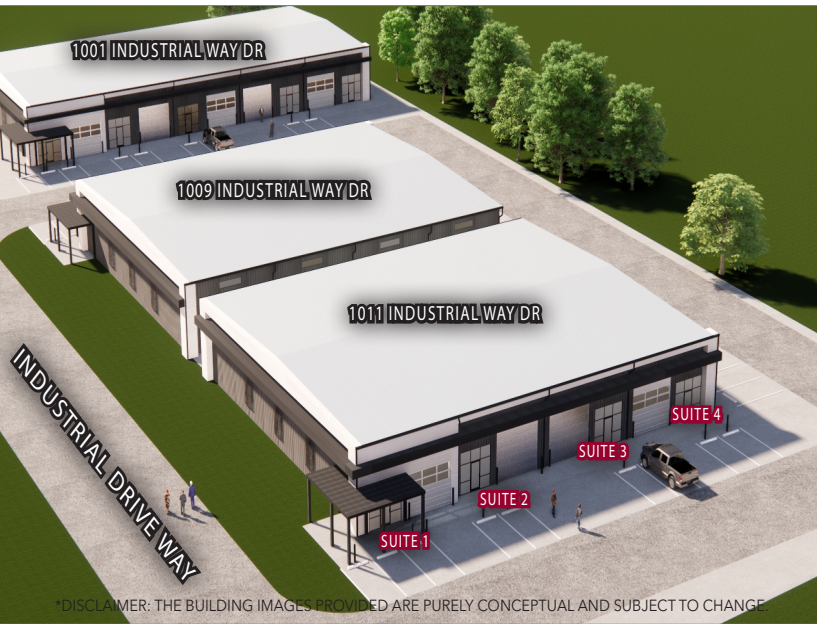
OWNED BY:

**ANNA SHALLOW BAY, LLC**



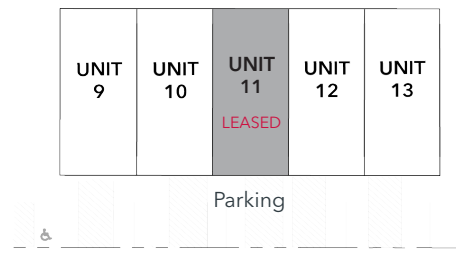
# 2,304 - 11,700 SF AVAILABLE

# FOR LEASE



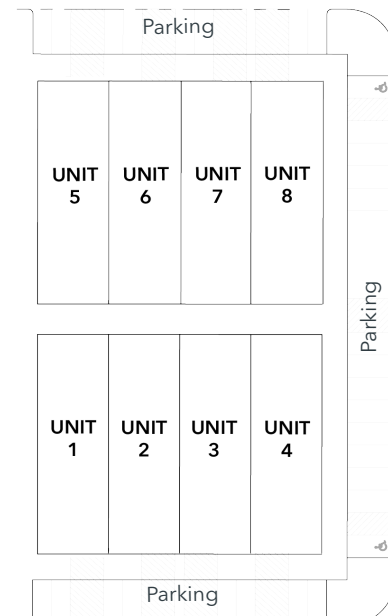
## **BUILDING C: 1001 INDUSTRIAL WAY DR:**

- 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

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.

**Taylor Stell**

tstell@lee-associates.com  
214.558.1969

**Brett Lewis, SIOR**

blewis@lee-associates.com  
972.934.4018

LEASED BY:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

OWNED BY:

**ANNA SHALLOW BAY, LLC**

2,304 - 11,700 SF AVAILABLE

FOR LEASE



**1011 INDUSTRIAL WAY DR**



**1009 INDUSTRIAL WAY DR**



**1001 INDUSTRIAL WAY DR**

**Taylor Stell**

tstell@lee-associates.com  
214.558.1969

**Brett Lewis, SIOR**

blewis@lee-associates.com  
972.934.4018

LEASED BY:



OWNED BY:

**ANNA SHALLOW BAY, LLC**



# STANDARD OFFICE FLOORPLANS

# FOR LEASE



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.

**Taylor Stell**

tstell@lee-associates.com  
214.558.1969

**Brett Lewis, SIOR**

blewis@lee-associates.com  
972.934.4018

LEASED BY:



OWNED BY:

**ANNA SHALLOW BAY, LLC**