

# FOR LEASE

**\*IMMEDIATE AVAILABILITY\***

**54,361 SF AVAILABLE**  
**15860 Championship Pkwy Suite 200**  
**Fort Worth, TX**  
**Alliance Submarket**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



114  
TEXAS

INTERSTATE  
35W



**54,361-sf**  
**Available**

 **Stonelake**  
CAPITAL PARTNERS

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## SPACE FOR LEASE – INFORMATION

- **54,361 SF Available**
  - **2,280-SF Office**
  - **52,081-SF Warehouse**
- **32' Clear Height**
- **13 Dock High Doors**
- **2 Drive In Doors on Oversized Ramp**
- **400 amps, 277/480 Volt, Three Phase ESFR Sprinkler System**
- **Warehouse Restroom**
- **Make Ready:**
  - **Whitebox Warehouse**
  - **Warehouse LEDs**
  - **New Spec Office**
  - **New Exterior Painting**
- **Easy access to Hwy 114 & I-35W**
- **Close Proximity to Retail**
- **Immediate Availability**

### MARKETED BY:

**Reid Bassinger**

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**Nathan Denton, SIOR**

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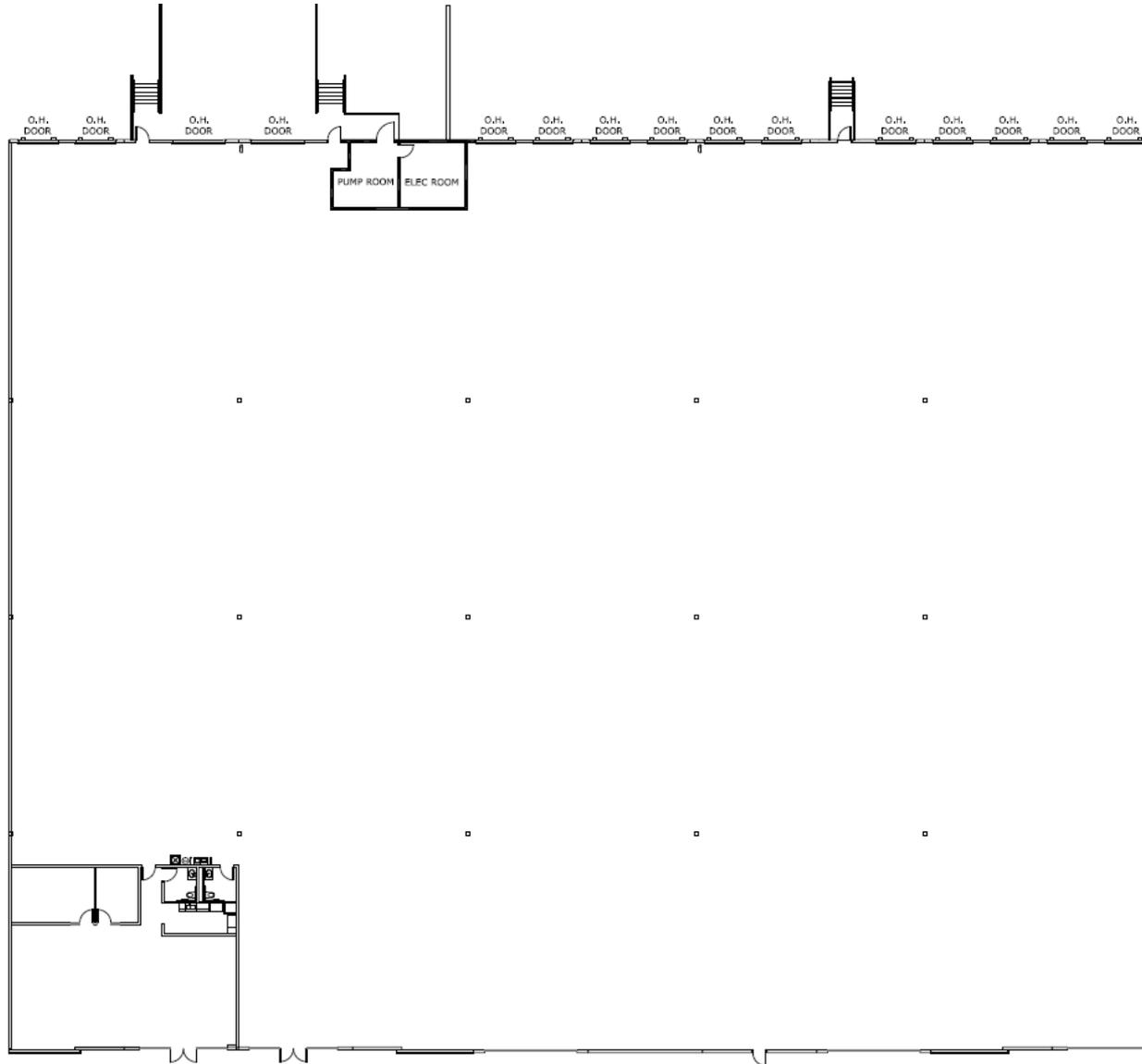


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**OFFICE: 2,280 RSF**  
**WAREHOUSE: 52,081 RSF**  
**TOTAL: 54,361 RSF**

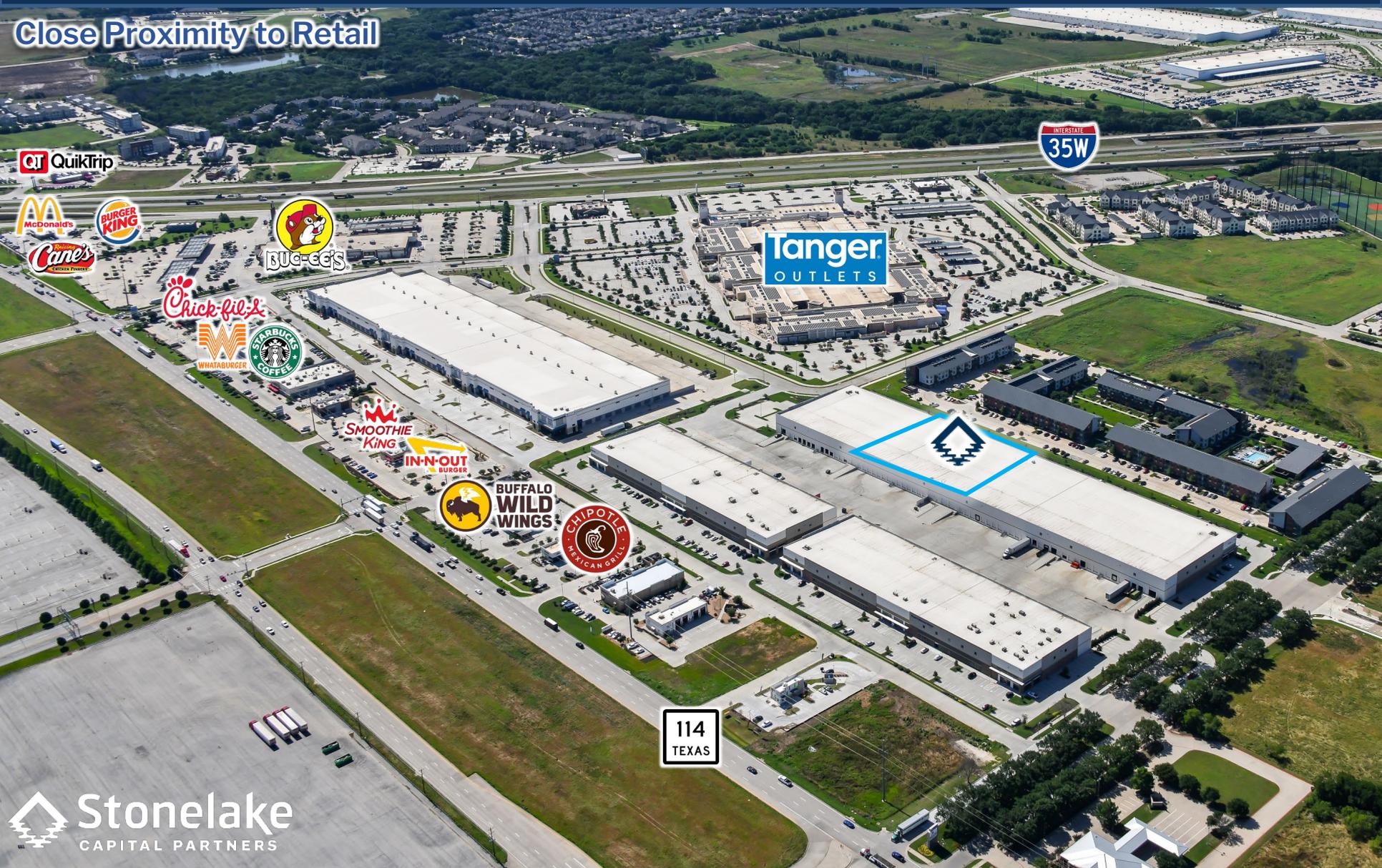
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Close Proximity to Retail



QuikTrip

McDonald's

BURGER KING

Carls Jr.

Buc-ee's

Chick-fil-A

WHATABURGER

STARBUCKS COFFEE

SMOOTHIE KING

IN-N-OUT BURGER

BUFFALO WILD WINGS

CHIPOTLE MEXICAN GRILL

Tanger OUTLETS



114 TEXAS

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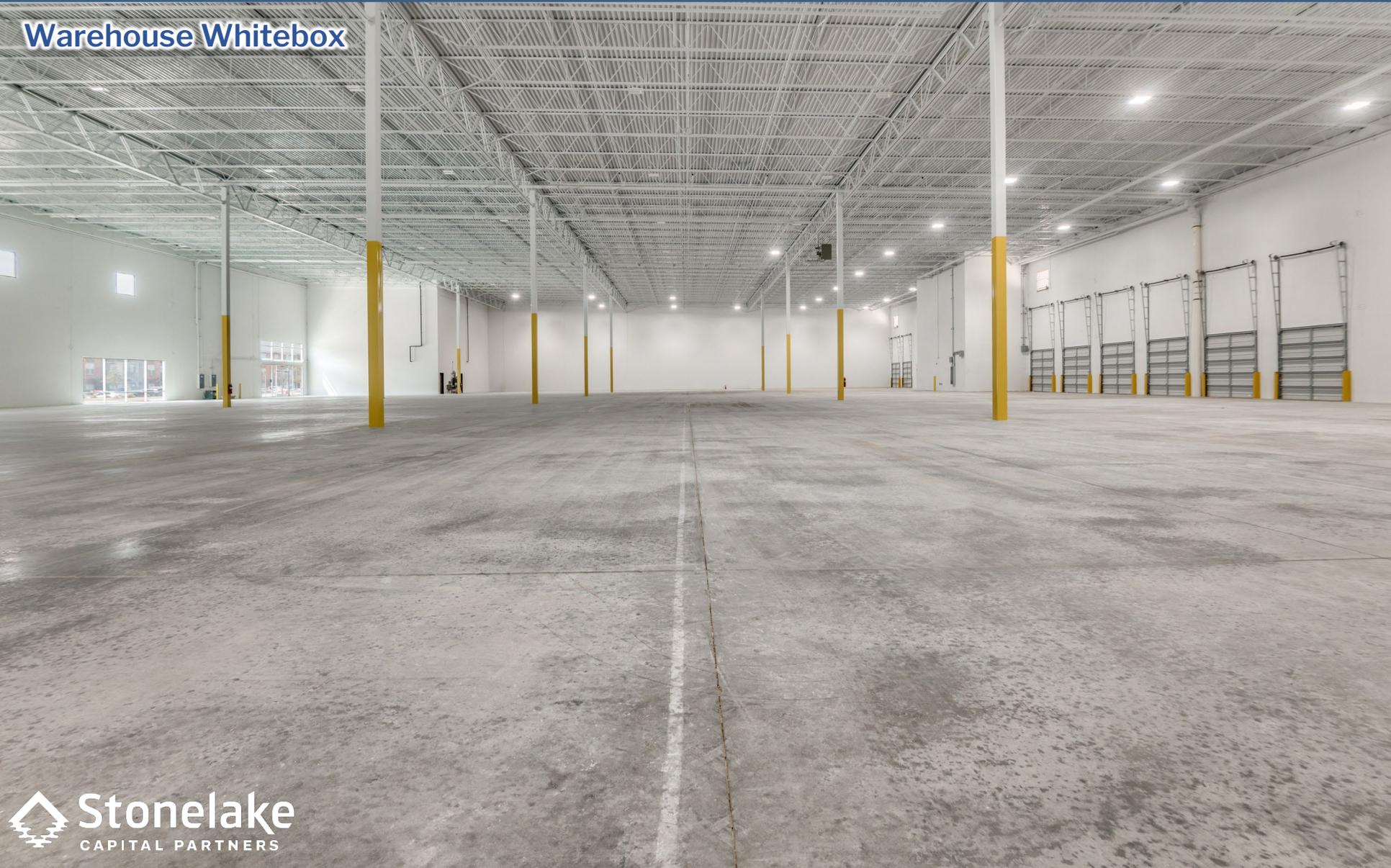
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**Warehouse Whitebox**



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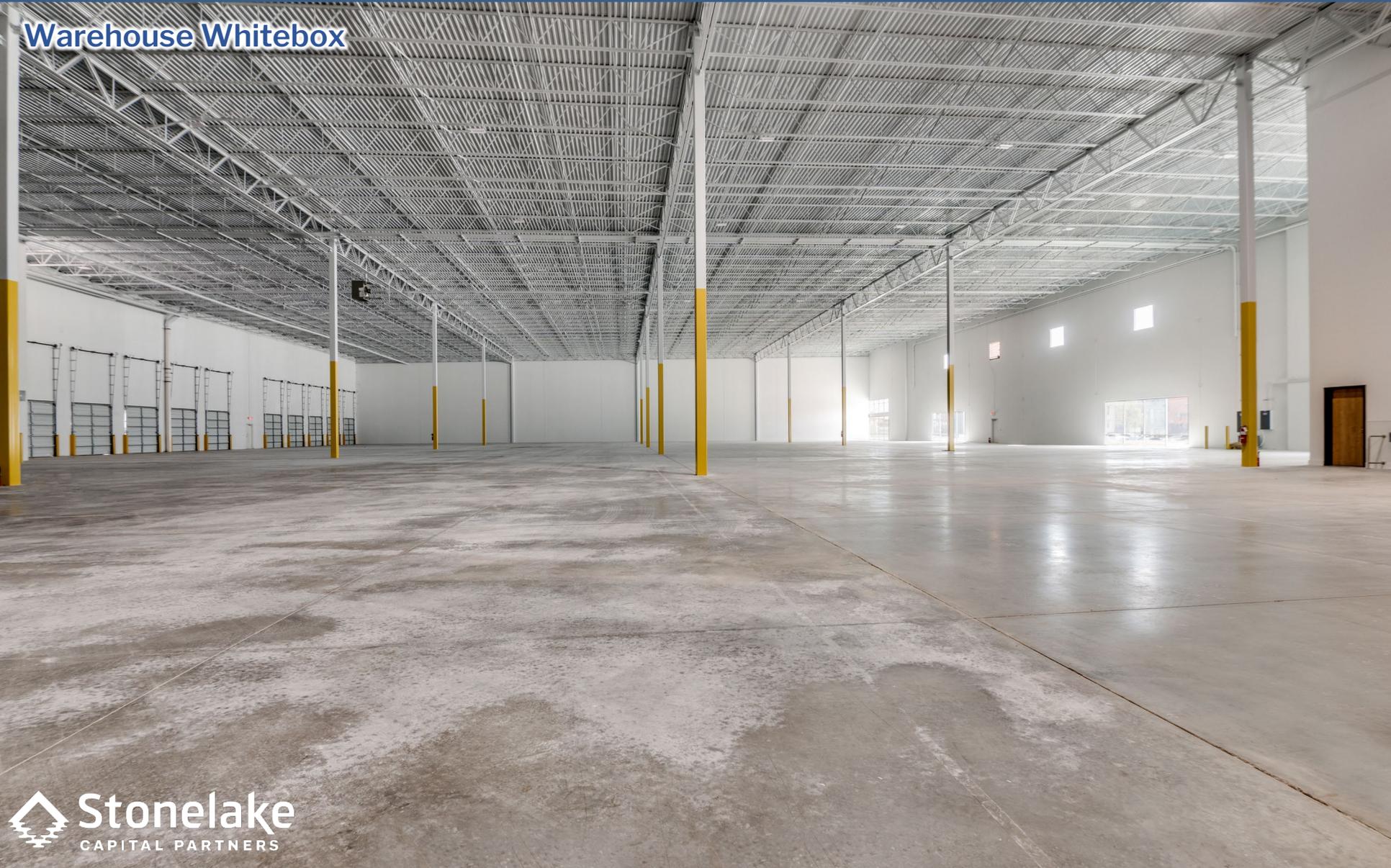
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