

FOR LEASE

1001-1011 Industrial Way | Anna, TX 75409



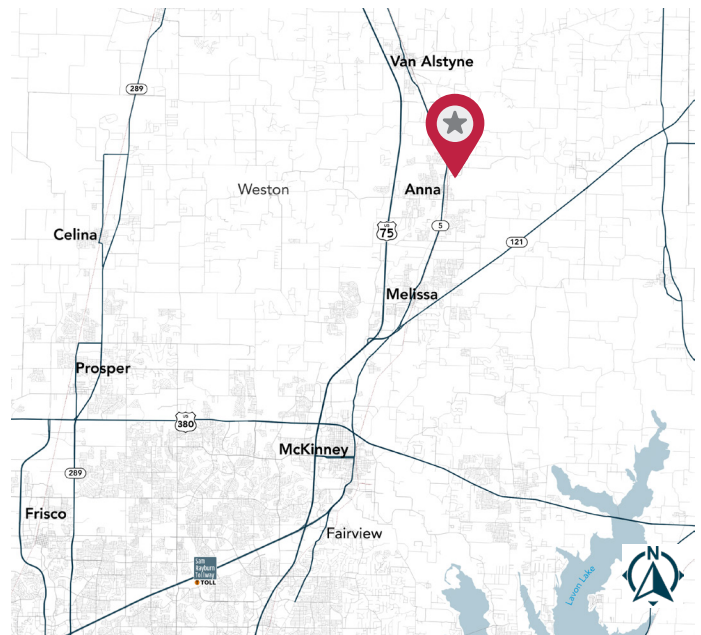
**Sign a minimum 3 year lease &
Tenant receives the following
rate for the 1st six months:**

2,910 sf:	\$14.50 NNN
5,880 sf:	\$14.25 NNN
11,700 sf:	\$13.95 NNN

3 BUILDINGS TOTALING 34,984 SF

AVAILABILITY HIGHLIGHTS

- 1001 Industrial: 11,584 SF (1,000 SF Spec Office)
- 1009 Industrial: 2,910 - 11,700 SF (300 SF Spec Office)
- 1011 Industrial: 2,910 - 11,700 SF (500 SF Spec Office)
- Built in 2026
- 20' Clear Height
- Front-Load, Grade-Level Loading (14'W x 12'H)
- 240 V Single Phase Power
- 40 Car Parks
- Available Immediately
- Suites Ranging from 2,910 - 11,700 SF
- Ownership Open to Short Term Leases (12-24 Months)
- New Developments Coming to Area:
[Sherly Farms \(Tellus Group\)](#)
[Coyote Meadows \(Ashton Woods\)](#)



FOR MORE INFORMATION:

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BRETT LEWIS, SIOR

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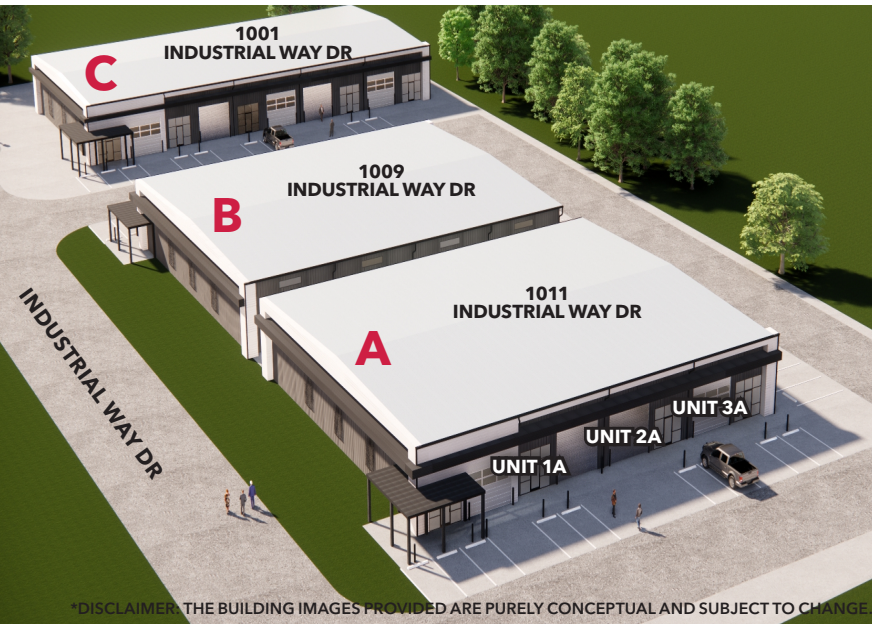
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

FOR LEASE

1001-1011 INDUSTRIAL WAY ANNA, TX

SITE & LOCATION



BUILDING C: 1001 INDUSTRIAL WAY DR

- Unit 1C: 11,584 SF (1,000 SF Spec Office)

BUILDING B - 1009 INDUSTRIAL WAY DR

- Unit 1B: 5,880 SF (BTS Office)
- Unit 2B: 2,910 SF (BTS Office)
- Unit 3B: 2,910 SF (300 SF Spec Office)

BUILDING A - 1011 INDUSTRIAL WAY DR

- Unit 1A: 5,880 SF (BTS Office)
- Unit 2A: 2,910 SF (BTS Office)
- Unit 3A: 2,910 SF (500 SF Spec Office)



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.

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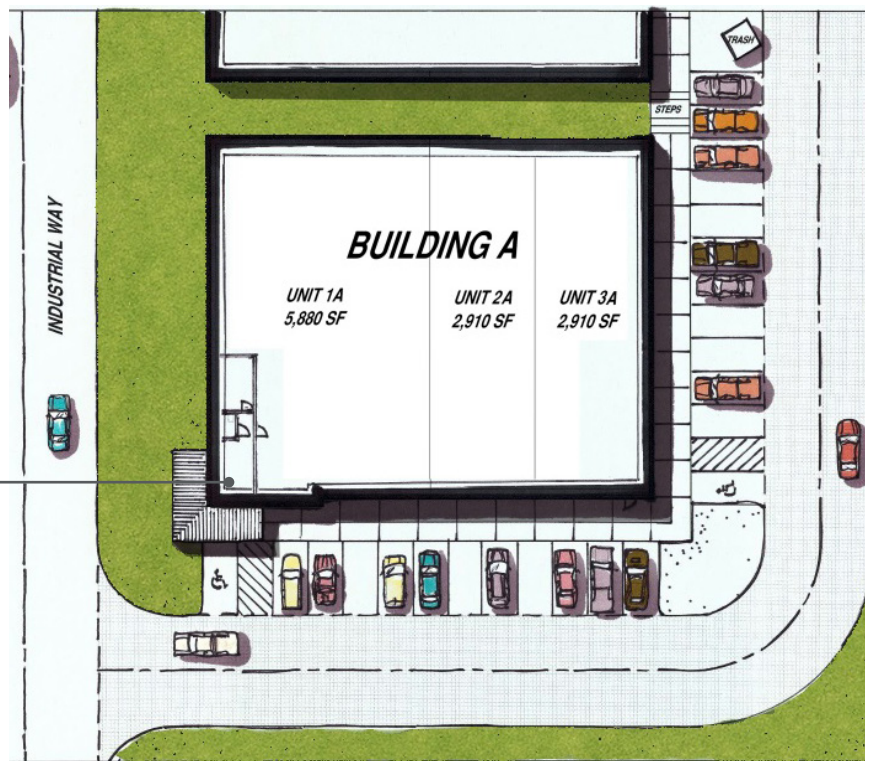
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1001-1011 INDUSTRIAL WAY ANNA, TX



BUILDING A - 1011 INDUSTRIAL WAY DR

- 11,700 SF Building
- 500 SF Spec Office
- Available Immediately
- Retail Uses Allowed
- Unit 1A: 5,880 SF (500 SF Spec Office)
- Unit 2A: 2,910 SF (BTS Office)
- Unit 3A: 2,910 SF (BTS Office)



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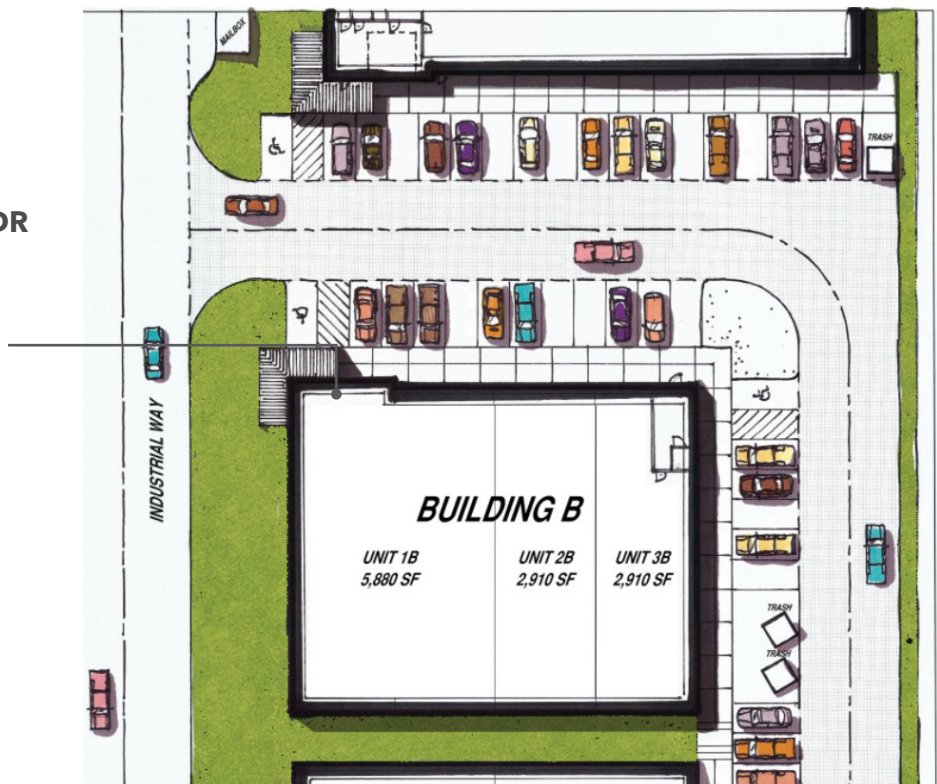
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BUILDING B - 1009 INDUSTRIAL WAY DR

- Unit 1B: 5,880 SF (BTS Office)
- Unit 2B: 2,910 SF (BTS Office)
- Unit 3B: 2,910 SF (300 SF Spec Office)
- Available Immediately



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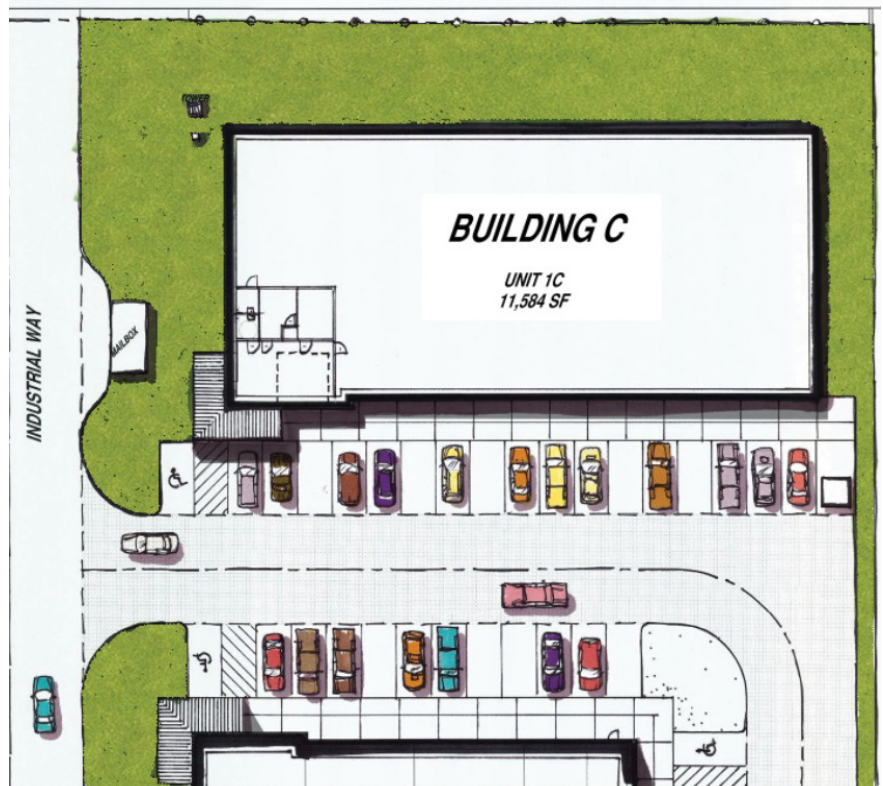
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1001-1011 INDUSTRIAL WAY ANNA, TX



BUILDING C - 1001 INDUSTRIAL WAY DR

- 1 Unit 1C: 11,584 SF
- 1,000 SF office
- Open Work Area
- 2 Bathrooms
- 2 Offices
- Available Immediately



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