

Industrial ★ LEASE

LanCarte.com

138 LEOPARD RD, SUITE 100, RHOME, TX 76078

15,000 SF SUITE AVAILABLE (100% AC/ CAN DEMISE)

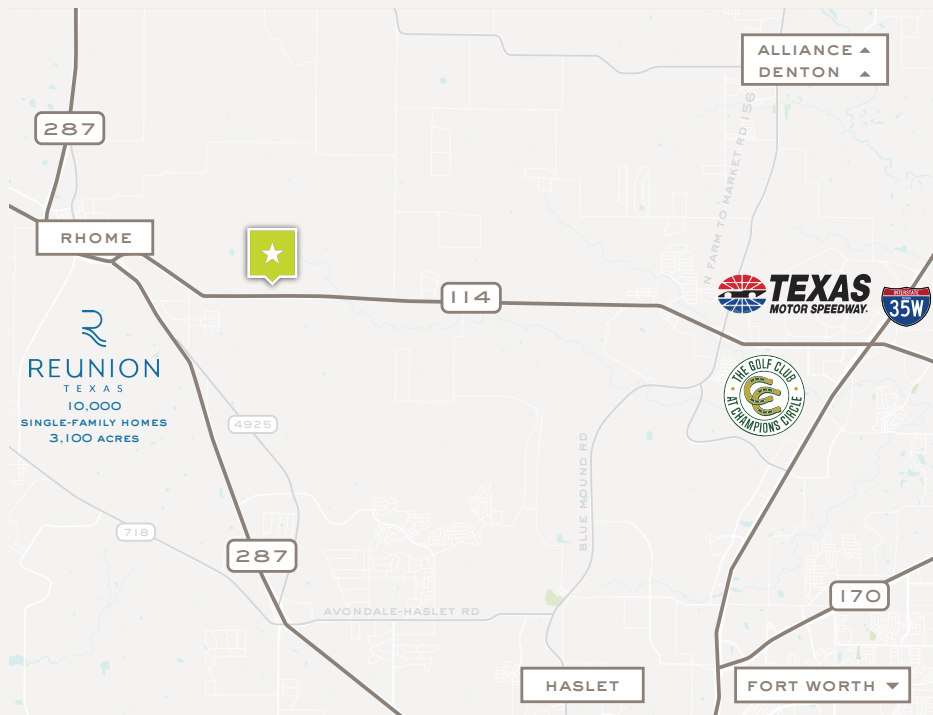


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PROPERTY FEATURES

- 20' Clear Height (26' Middle)
- 3-Phase 480 Power Available
- No Interior Building Columns
- 100-Foot Building Depth
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- Designated Ample Parking
- Fenced Yard Space Included
- Finish Out Allowance Available
- Building & Monument Signage Available

AVAILABLE SPACES - CAN DEMISE

SUITE 100 100% A/C
15,000 SF Retail Storefront
 (3) 14' Grade Level Doors
 9,000 SF Outside Storage

LOCATION OVERVIEW

This prime location sits just 10 minutes from Alliance, an expansive 18,000 acre development by Hillwood and offers easy access to State Highway 114, U.S. Highway 287, Interstate 35W and Loop 820. The highly visible property on State Highway 114 is across from Reunion, a 10,000 single-family home community, ideally located in one of the fastest-growing areas in Texas for both commercial and residential development, and nationally known as a expanding hub for industrial.

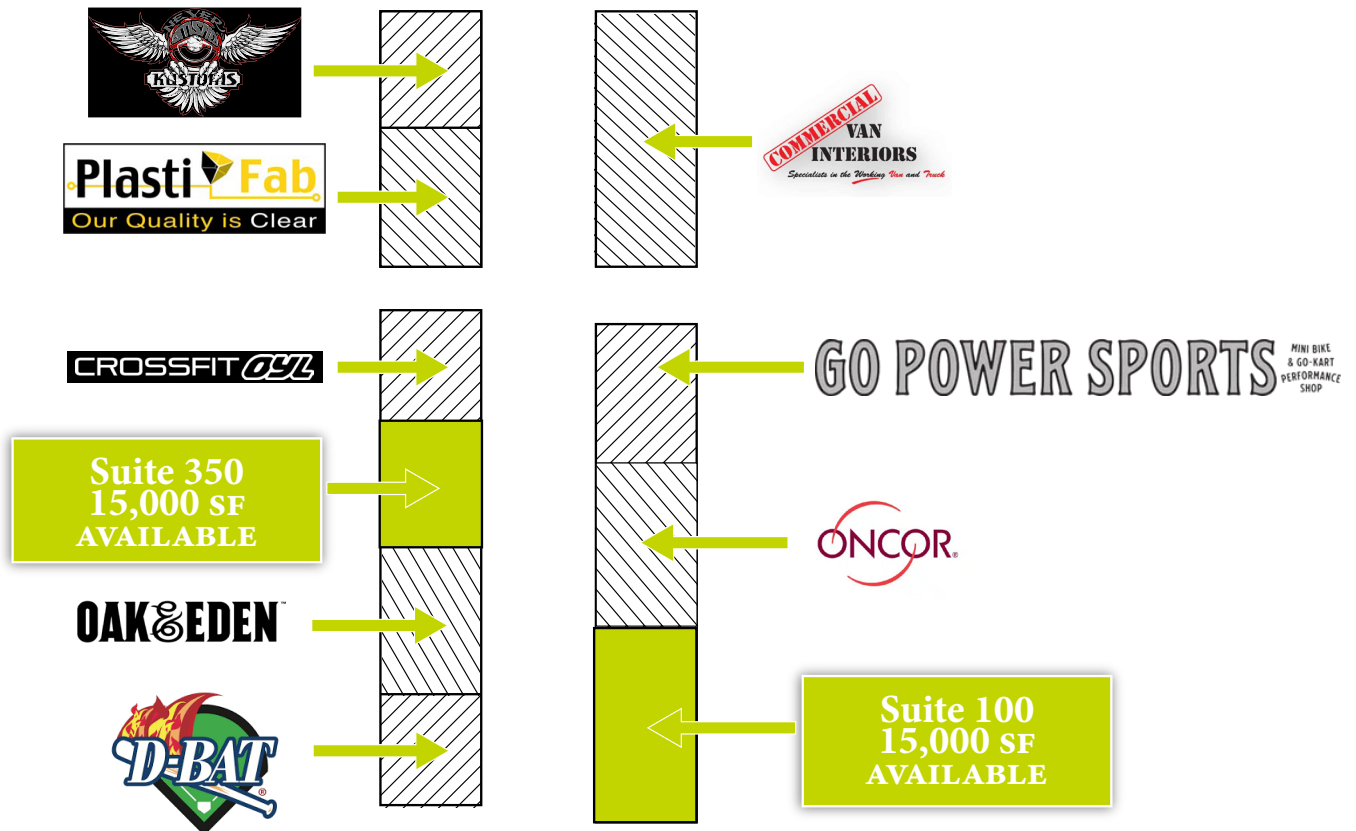
LEASING STRUCTURE

CONTACT BROKER

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SITE PLAN



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SUITE 100



STORE FRONT



ENTRY/ LOUNGE AREA



OPEN WAREHOUSE



OPEN WAREHOUSE



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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