



PROPERTY SUMMARY

PROPERTY:	Justin Rd Industrial Buildings
ADDRESS:	2807 Justin Rd, Flower Mound, TX 75028
TYPE/ZONING:	Industrial Flex Auto Uses Warehouse Manufacturing
AVAILABLE:	<u>Building 1 – 4,875 SF</u> <u>Building 2 – 4,875 SF</u>
RATE:	\$14.00/SF + NNN (\$3.48/SF)
TERMS & TI:	Negotiable
BUILDING SPECS:	<u>Building 1</u> - 14' Sidewall Height 16' Clear Height – 2 OHD <u>Building 2</u> - 14' Sidewall Height 16' Clear Height – 2 OHD
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	All signage will be per city ordinances and Landlords approval.
PARKING:	On-Site
AGE:	Built 2002
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Two standalone industrial/flex buildings with 4,875 SF available in each building, offering flexible space for a variety of industrial, warehouse, manufacturing, and automotive uses. Functional standalone space with overhead doors, on-site parking, and convenient access in the established Flower Mound market. Take advantage of this opportunity to secure larger industrial space along Justin Road (FM 407) with convenient access to FM 2499, FM 1171, and I-35E.

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