



# Flexd Business Park

INDUSTRIAL FLEX FOR LEASE

150 Bear Creek Parkway W  
777 Chisholm Trail  
Keller, TX 76248

 Transwestern

# Flexd Business Park

## SPACE DETAILS

- New Development Available Q4 2026
- **Suite Sizes:** 3,400 SF - 20,000 SF
- Heavy Power  
3-Phase 480/277 125 AMP  
208/120V 100 AMP Panels
- 20' Clear Height  
High Pile Storage Space "Available"
- Two (2) Grade Level Overhead Dock Doors Per Space  
12' Wide x 14' Tall
- 626 SF Of Spec Office  
Build to Suite Office Available
- Fully Sprinklered
- On-Site Truck Well  
Dock Level Loading Area



Lyndon Todd

Vice President  
817-528-6680  
[lyndon.todd@transwestern.com](mailto:lyndon.todd@transwestern.com)

Charlie McCollum

Associate  
404-654-7906  
[charlie.mccollum@transwestern.com](mailto:charlie.mccollum@transwestern.com)

Wythe Roberts

Associate  
903-315-0328  
[wythe.roberts@transwestern.com](mailto:wythe.roberts@transwestern.com)



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# Tenant Amenities

## PROPERTY INFORMATION

- On-Site Forklift Rentals Available
- Fiber Internet Provided
- Electric Heat (No Gas) at Office, Option for Conditioned Warehouse
- Building and Monument Signage Available



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# Tenant Amenities

## PROPERTY INFORMATION

- Access Card Reader Entries
- Full onsite security with audible and AI integration cameras
- Outdoor seating areas with cornhole, pingpong tables, and pergolas
- Dumpster Service, Janitorial, and Pest-Control Services Included



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# Site Plan

Building 1	
SUITES	SQFT
SUITE 1	15,200 sq ft
SUITE 2	9,215 sq ft
OWNER MANAGED	266 sq ft
<b>Total</b>	<b>24,681 sq ft</b>

Building 2	
SUITES	SQFT
SUITE 1	2,718 sq ft
SUITE 2	3,657 sq ft
SUITE 3	3,905 sq ft
SUITE 4	3,861 sq ft
SUITE 5	3,670 sq ft
OWNER MANAGED	225 sq ft
<b>Total</b>	<b>18,036 sq ft</b>



150 BEAR CREEK SITE PLAN

Scale: 1" = 50'



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# Site Plan

Building 1	
SUITES	SQFT
SUITE 1	3,609 ft <sup>2</sup>
SUITE 2	3,724 ft <sup>2</sup>
SUITE 3	3,765 ft <sup>2</sup>
SUITE 4	3,724 ft <sup>2</sup>
SUITE 5	3,655 ft <sup>2</sup>
Owner Managed	188 ft <sup>2</sup>
<b>Total</b>	<b>18,665 ft<sup>2</sup></b>

Building 2	
SUITES	SQFT
(OCCUPIED) SUITE-1	8,588 ft <sup>2</sup>
(OCCUPIED) SUITE-2	2,510 ft <sup>2</sup>
SUITE 3	3,724 ft <sup>2</sup>
SUITE 4	3,659 ft <sup>2</sup>
Owner Managed	184 ft <sup>2</sup>
<b>Total</b>	<b>18,665 ft<sup>2</sup></b>

Building 3	
SUITES	SQFT
SUITE 1	3,925 ft <sup>2</sup>
SUITE 2	3,882 ft <sup>2</sup>
SUITE 3	3,890 ft <sup>2</sup>
SUITE 4	3,904 ft <sup>2</sup>
SUITE 5	5,254 ft <sup>2</sup>
SUITE 6	5,254 ft <sup>2</sup>
SUITE 7	3,904 ft <sup>2</sup>
SUITE 8	3,890 ft <sup>2</sup>
SUITE 9	3,882 ft <sup>2</sup>
SUITE 10	3,972 ft <sup>2</sup>
STORAGE 1	999 ft <sup>2</sup>
STORAGE 2	293 ft <sup>2</sup>
Owner Managed	567 ft <sup>2</sup>
<b>Total</b>	<b>43,616 ft<sup>2</sup></b>

Building 4	
SUITES	SQFT
SUITE 1	3,494 ft <sup>2</sup>
SUITE 2	3,563 ft <sup>2</sup>
SUITE 3	3,570 ft <sup>2</sup>
SUITE 4	3,562 ft <sup>2</sup>
SUITE 5	3,555 ft <sup>2</sup>
SUITE 6	3,555 ft <sup>2</sup>
SUITE 7	3,555 ft <sup>2</sup>
SUITE 8	3,563 ft <sup>2</sup>
SUITE 9	3,570 ft <sup>2</sup>
SUITE 10	3,563 ft <sup>2</sup>
SUITE 11	3,583 ft <sup>2</sup>
Owner Managed	483 ft <sup>2</sup>
<b>Total</b>	<b>39,616 ft<sup>2</sup></b>



777 CHISHOLM TRAIL SITE PLAN  
Scale: 1" = 100'



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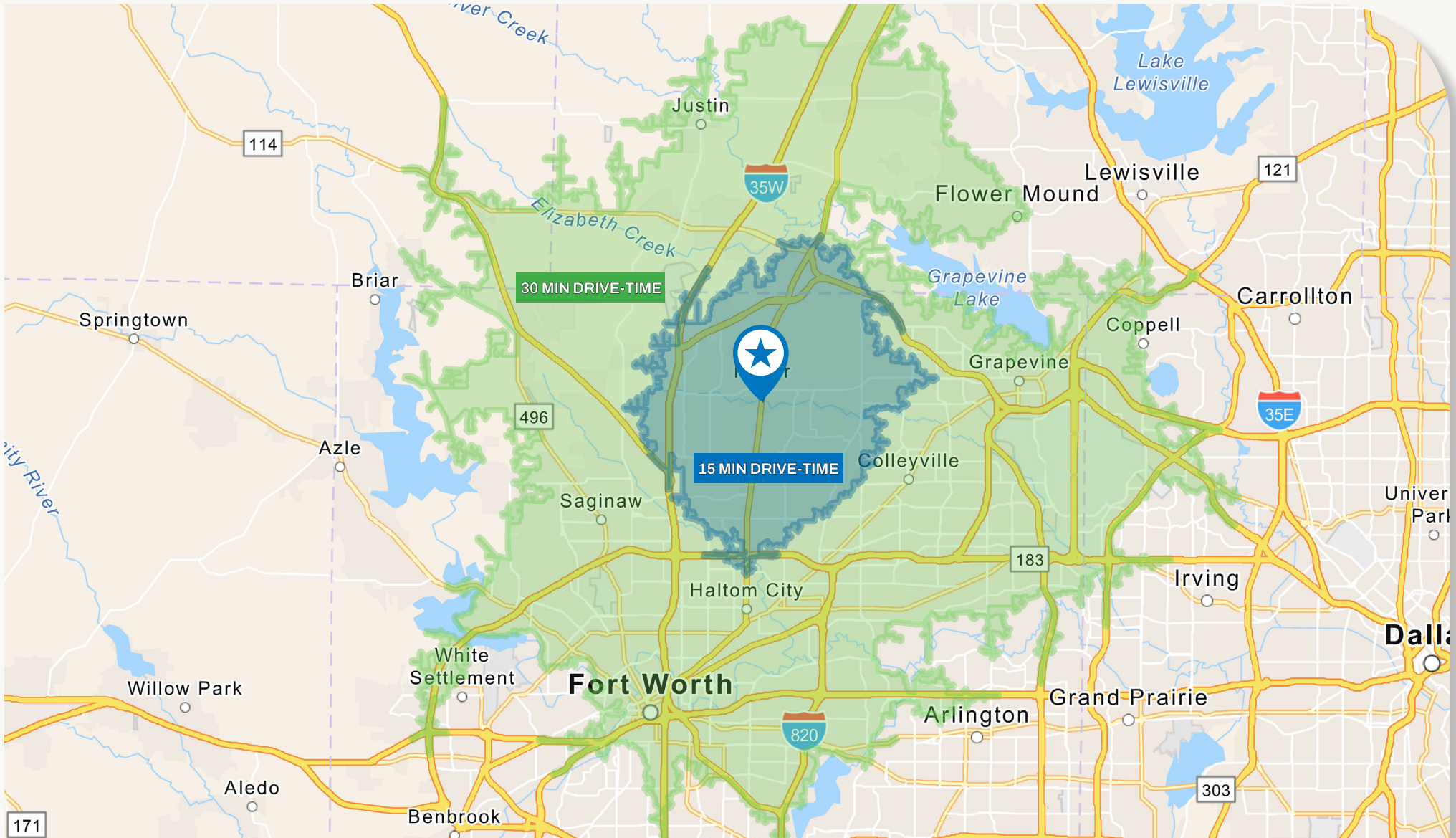
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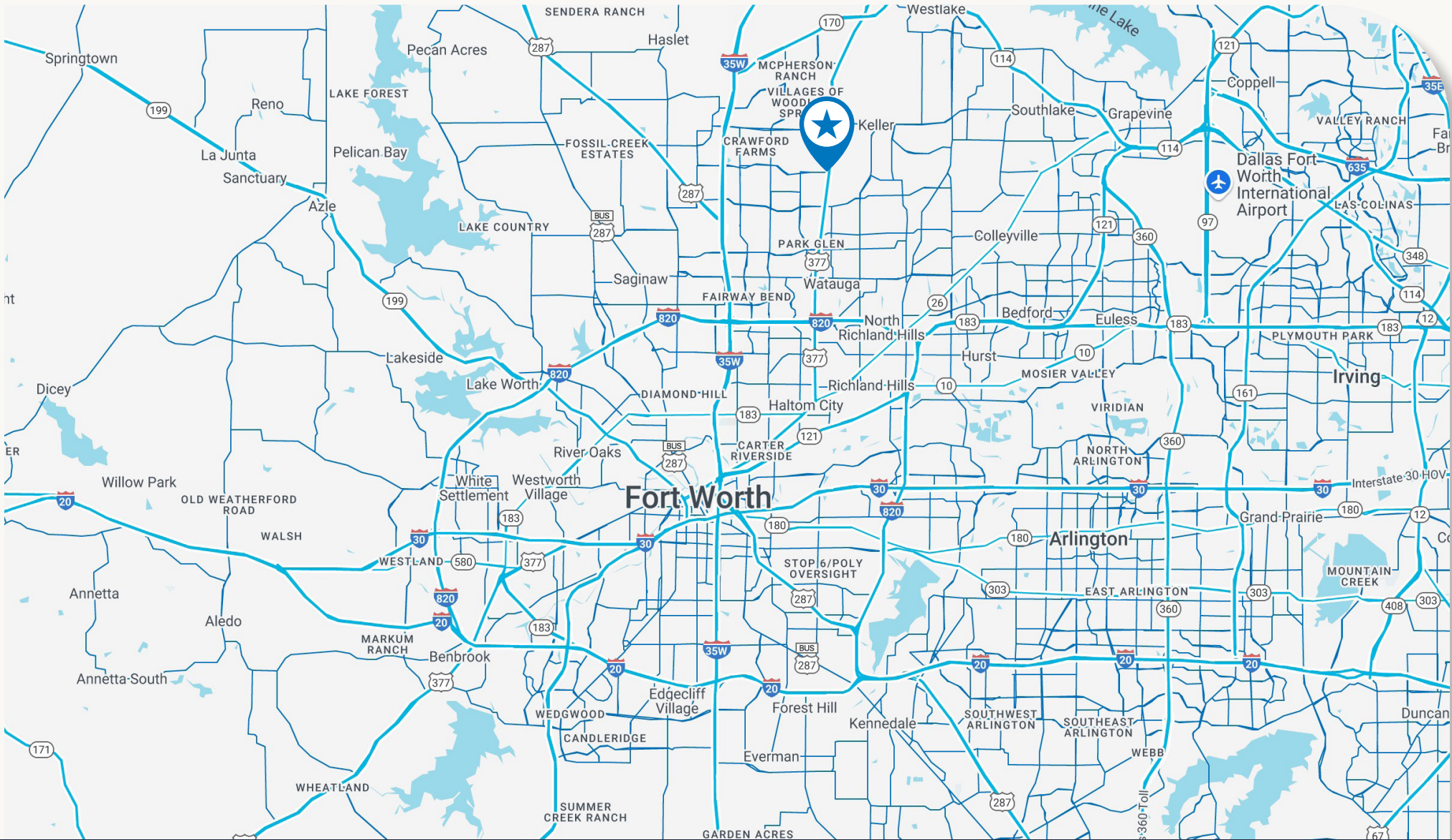
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# Get in Touch

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