



2,500 TO 6,000 SF TRACTOR TRAILER REPAIR FACILITY & OTHER USES

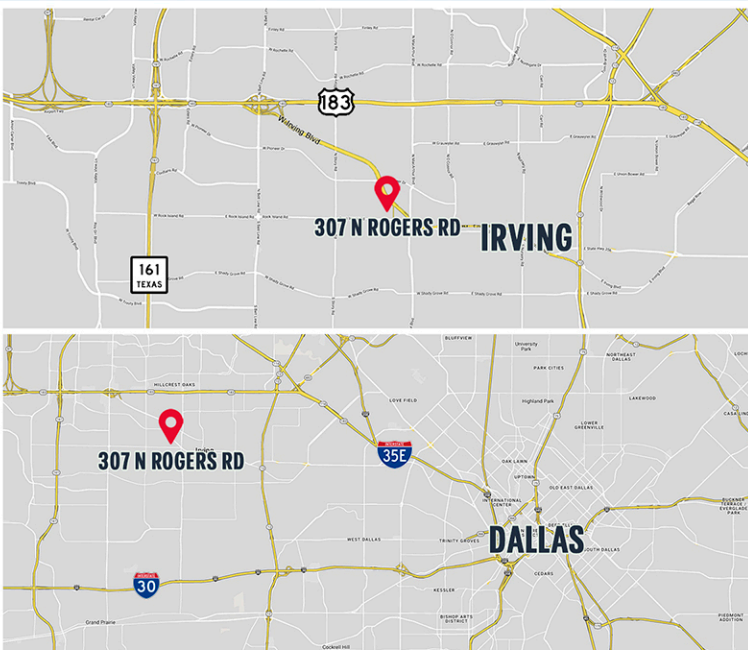
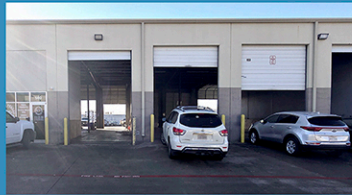
307 N Rogers Rd
Irving, TX 75061



SUITES FOR LEASE
\$14.50 psf NNN

ABOUT THE PROPERTY

Situated just off Irving Blvd, this property offers convenient access to major highways, including State Highway 183 and Loop 12, facilitating efficient transportation and logistics. The area is known for its concentration of businesses, providing a strong and supportive business environment. These suites are designed to accommodate tractor trailer repair, offering modern amenities and strategic features such as a private reception area and restroom, drive-through service bays sized for tractor trailers, and ample on-site parking.



FEATURES

- Use:** Industrial
- Clear Height:** 20'
- Drive-In Bays:** 12ft x 16ft
- Building Size:** 40,788 SF
- Lot Size:** 2.99 acres
- Year Built:** 2008
- Construction:** Masonry

- Location Highlights:**
 - 6 minutes and 1.8 miles
 - 10 minutes and 3.8 miles
 - 9 minutes and 4 miles
 - 14 minutes and 7.8 miles

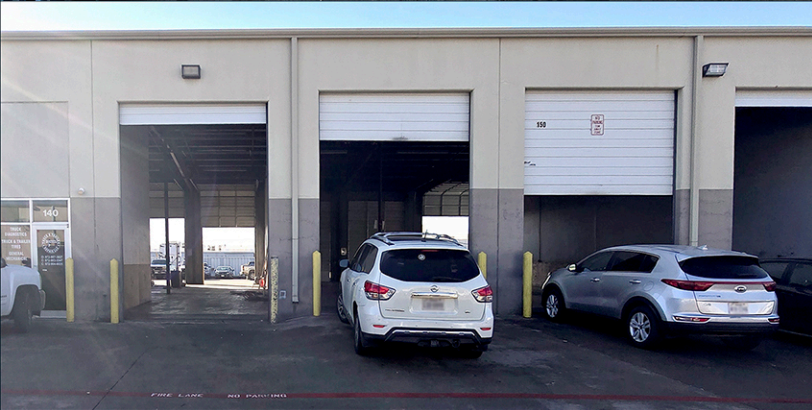


2,500 A 6,000 SF TALLERES MECÁNICOS PARA CAMIONES Y OTROS USOS

307 N Rogers Rd
Irving, TX 75061



SUITES EN ALQUILER
\$14.50 psf NNN





SUITE #140/150 6,000 SF TRACTOR TRAILER REPAIR FACILITY & OTHER USES

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SUITE #140

Suite 140/150 offers 6,000 SF of functional industrial space with 9 drive-in doors and 8 assigned parking spaces, making it well-suited for users requiring efficient vehicle access, operational flexibility, and strong on-site functionality. This space is ideal for warehousing, auto-related uses, distribution, and other industrial operations seeking a practical layout in a well-located Irving property.

