

# Industrial ★ SUBLEASE

LanCarte.com

138 LEOPARD, STE 150 RHOME, TX 76078

15,000 SF



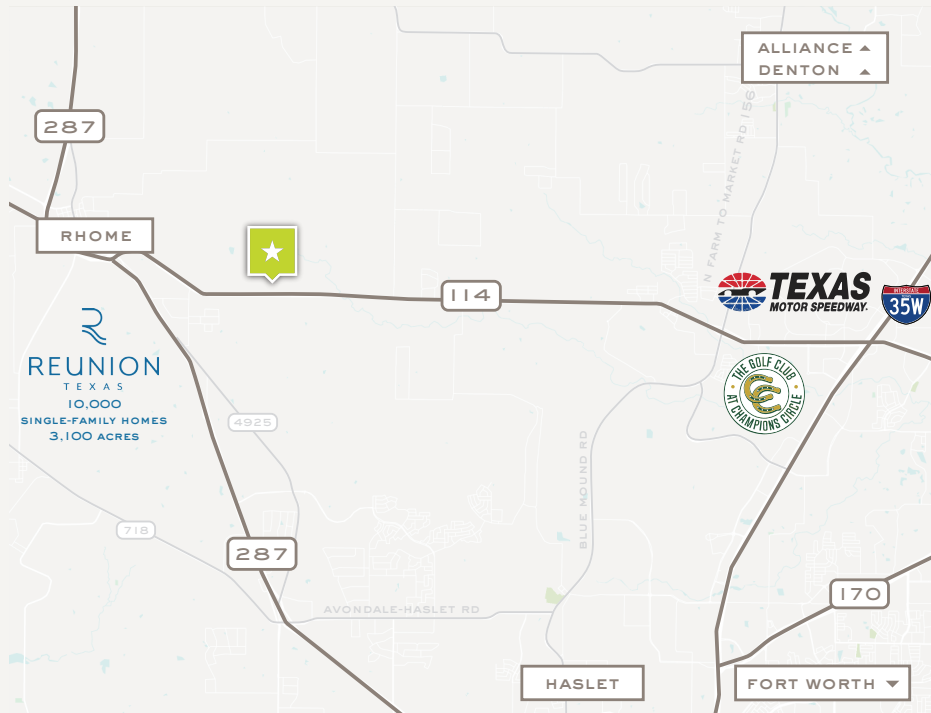
LANCARTE  
COMMERCIAL

Matthew Murff  
806-674-2118  
mmurff@lancarte.com

# Industrial ★ SUBLEASE

138 LEOPARD, STE 150

LanCarte.com



## PROPERTY FEATURES

- Expiration Date: Jan 31, 2028
- 15,000 SF
- 20' Clear Height (26' Middle)
- 14' Grade Level Doors (3)
- 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
- No Office/ Bathroom Only
- Finish Out Allowance Available
- Building & Monument Signage Available

## 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 an expanding hub for industrial.

## LEASING STRUCTURE

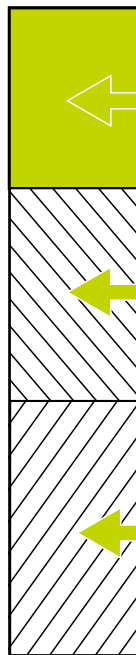
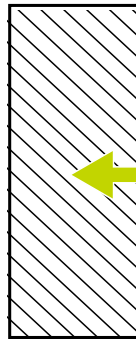
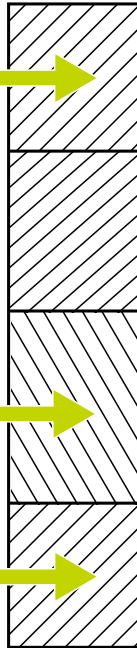
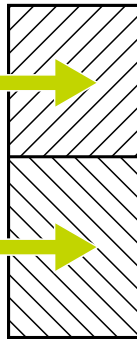
## CONTACT BROKER

# Industrial ★ SUBLEASE

138 LEOPARD, STE 150

LanCarte.com

## SITE PLAN



**Industrial** ★ **SUBLEASE**  
138 LEOPARD, STE 150

LanCarte.com



**Industrial** ★ **SUBLEASE**  
138 LEOPARD, STE 150

LanCarte.com





**LANCARTE**  
**COMMERCIAL**  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

Matthew Murff  
806-674-2118  
mmurff@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.