



CROSSMAR INVESTMENTS LLC

TEXAS INDUSTRIAL

6100 NORTH STEMMONS FREEWAY SANGER, TX



SANGER WAREHOUSE FOR LEASE

131,086 +/- SF AVAILABLE

FOR MORE INFORMATION
PLEASE CONTACT:

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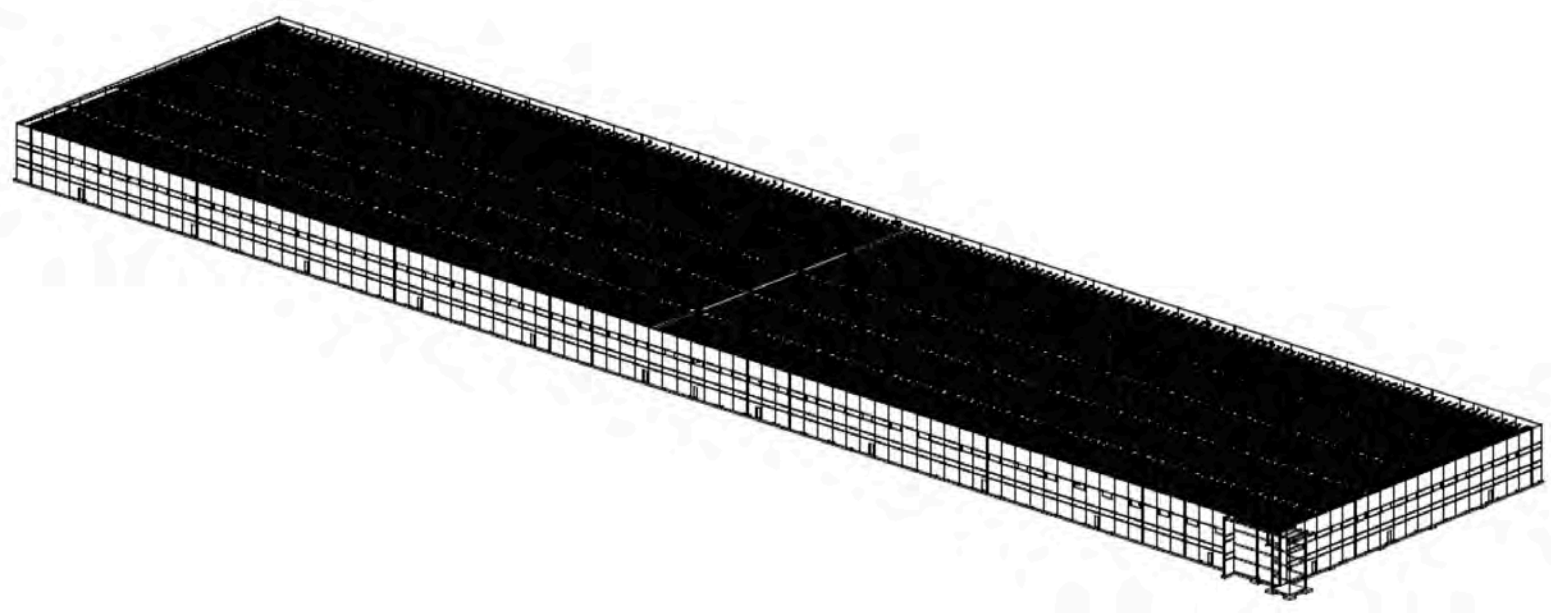




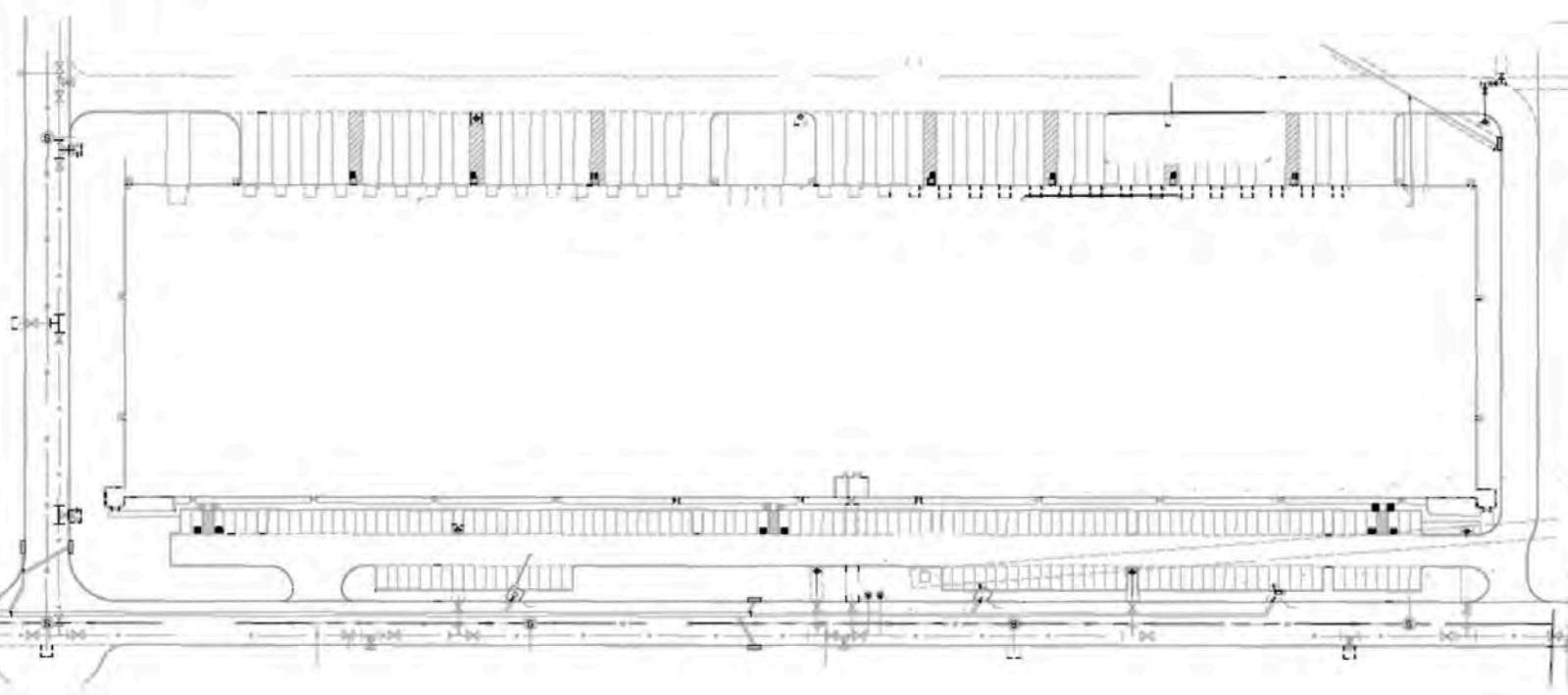
- Direct Access and Frontage on I-35
- Tilt-Wall Construction, 32' Clear with 60 Mil TPO Roofing
- Thirty Three Dock Doors & Four Roll up Doors
- Heated & Exhaust Fan, ESFR Sprinkler System, and 3000 Amp Service
- 12 Miles to US 380 and 13.5 Miles to I-35E/I-35W Convergence
- 60' Loading Bays & 50' x 56' Column Spacing
- Strong Amenities Base Via Downtown Sanger



STRUCTURAL



FLOOR PLAN



MAP

6100 N Stemmons Freeway

Sanger, TX



HEB Purchased
600 Acres

H-E-B



SUBJECT PROPERTY

R/L CARRIERS

sam's club
Distribution
Center

INTERSTATE
35

Farm to Market 455W



FUTURE PARK PLANS

6100 N Stemmons Freeway

Sanger, TX



**NEW
CONSTRUCTION**
DELIVERED:
JANUARY
2026

