

FOR LEASE

# HERITAGE BUSINESS PARK EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate: \$1,800.00 per month (+ Utilities)

Building Size: 2,400 SF

Traffic Count: 18,241 cars per day on Soncy

Zoning: Outside City Limits

## PROPERTY OVERVIEW

Multi-unit shop warehouse property with each unit configured to accommodate various business operations.

Each unit includes central heating and air conditioning, 220V plugs, and 3-phase electrical service.

Access is provided through 14' overhead doors with electric garage door openers.

Fenced storage yards are included with each unit.

Suitable for uses such as manufacturing, warehousing, storage, and service operations.

## LOCATION OVERVIEW

Located across from Heritage Hills Development and Hillside Terrace Estates, which include more than 1,600 homes. Accessible via Loop 335 with direct routes to I-27, I-40, and Coulter.

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**HERITAGE BUSINESS PARK  
8480 SW 81ST  
LEASE SPACES**

**GAUT · WHITTENBURG · EMERSON**  
Commercial Real Estate  
CCIM SIOR



**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#100/150	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#200/250	LEASED	2,400 SF	LEASED	LEASED	(2) 14' overhead doors and 1 man door
#200	LEASED	1,200 SF	Modified Gross	LEASED	14' overhead door
#250	LEASED	1,200 SF	Modified Gross	LEASED	14' overhead door
#300/350	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#400/450	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#500	Available	2,400 SF	+ Utilities	\$1,800 per month	(2) 14' overhead doors
#600/650	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#700	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined
#710	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined
#720	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined

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# HERITAGE BUSINESS PARK 8480 SW 81ST ADDITIONAL PHOTOS

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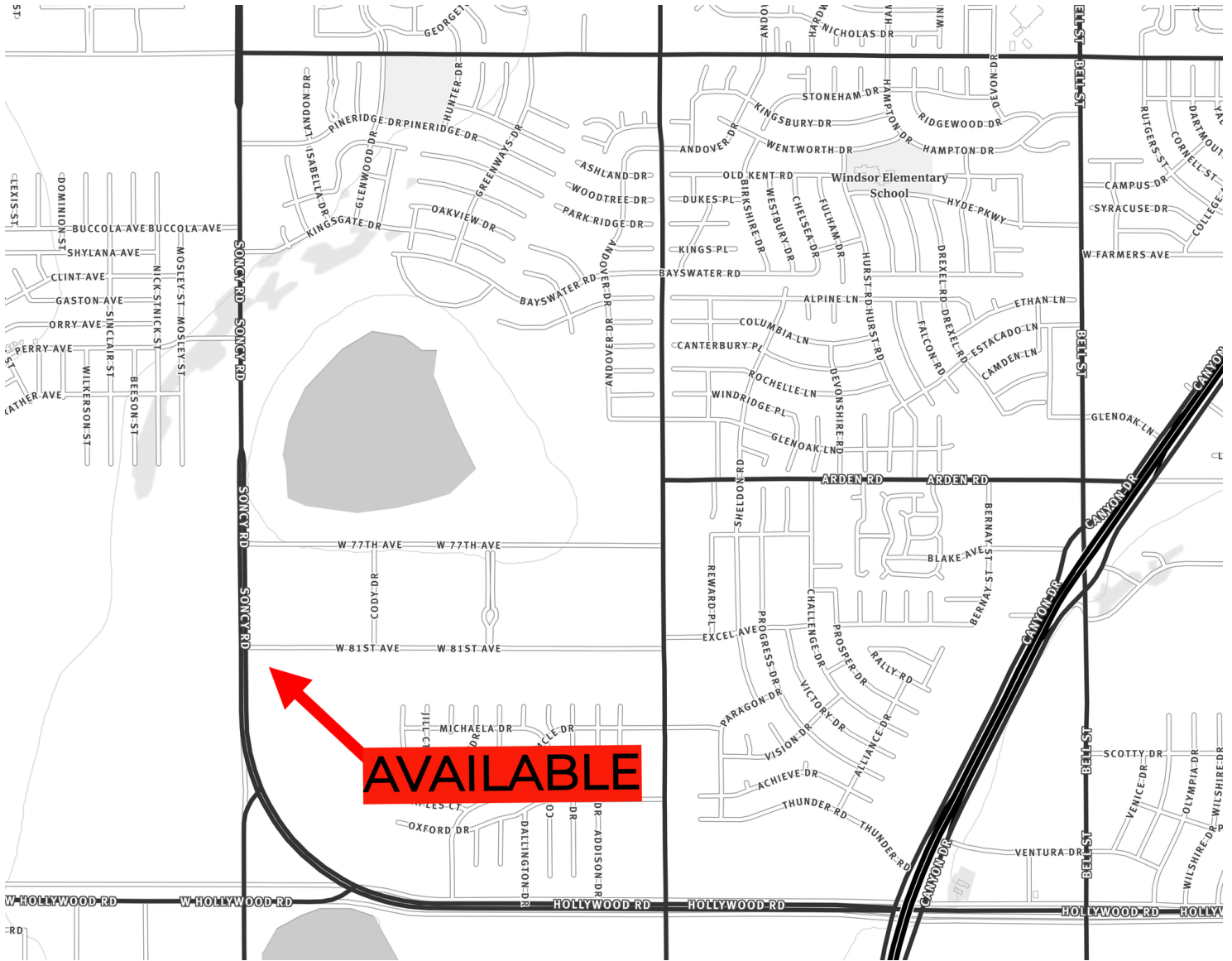
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# HERITAGE BUSINESS PARK RETAILER MAP



Google

Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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