



PROPERTY SUMMARY

PROPERTY:	Prime Flex Business Park		
ADDRESS:	2601 State Highway 121 Suite 213, Lewisville, TX 75067		
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing		
AVAILABLE:	<u>Suite 213</u> +/- 2,118 SF Available Immediately		
RATE:	\$20 / SF / YR + NNN's		
TERMS:	Negotiable		
TI:	Negotiable		
UTILITIES:	Tenants Expense - All existing to the site		
SIGNAGE:	Available on site per city ordinances and Landlords approval.		
PARKING:	Ample		
AGE:	Built 2024		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	This newly constructed 2,118 square foot flex space offers the perfect combination of functionality and modern amenities. Strategically located with easy access from the highway, ideal for businesses seeking convenience and high-traffic exposure. This property is well-suited for a variety of uses, offering both office and warehouse capabilities in a highly sought-after location. Whether you're looking to expand or establish your operations, this location provides the flexibility and features your business needs.		
CONTACT:	Austin Davis	(940)400-STAG	austin@stagcre.com
	John Withers, CCIM	(940)400-STAG	john@stagcre.com

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