

FOR SALE — INDUSTRIAL

# 7 UNIT LIGHT INDUSTRIAL PLEX

9717 INDUSTRIAL ROAD · JUSTIN, TX



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OFFERING PRICE

## \$1,400,000

### LOCATION ADVANTAGES

- ★ **BNSF Alliance Yard Access**  
Near the Alliance rail yard & Airport — strong multimodal logistics ac
- ★ **High-Growth Submarket**  
~5% annual growth in Justin; nearly 40% population increase since 2020
- ★ **Type A EDC Support**  
Justin's EDC funds manufacturing projects including land, buildings &

### BUILDING 1 — SUITE BREAKDOWN

<b>SUITE A</b> <b>2,225 SF</b> Warehouse	<b>SUITE A OFFICE</b> <b>275 SF</b> 1st Floor Office	<b>SUITE A OFFICE</b> <b>496 SF</b> 2nd Floor Office
<b>SUITE B</b> <b>2,000 SF</b> Warehouse	<b>SUITE C</b> <b>1,364 SF</b> HVAC Warehouse	<b>SUITE C OFFICE</b> <b>136 SF</b> 1st Fl + 246 SF 2nd
<b>SUITE CC</b> <b>1,000 SF</b> HVAC Warehouse		

### BUILDING 2 — SUITE BREAKDOWN

<b>SUITE D</b> <b>2,000 SF</b> Warehouse	<b>SUITE E</b> <b>2,000 SF</b> HVAC Warehouse	<b>SUITE F</b> <b>2,000 SF</b> Warehouse
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TOTAL BUILDING AREA

**13,736 SF · ±1 Acre**

Rare multi-unit investment exposure in a booming DFW submarket. Justin's Type A EDC uniquely positions this asset for tenant incentives and infrastructure support unavailable in most North Texas markets.

CURRENT MARKET RENT

## \$14 / SF / YR

Range: \$12.50 – \$14.00 / SF / YR  
Rents trending upward.

<b>7</b> UNITS	<b>-5%</b> ANN. GROWTH	<b>+40%</b> SINCE 2020
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### TARGET INDUSTRIES

- › Manufacturing
- › Distribution Centers
- › Research & Development
- › Light Industrial

### KEY NEARBY INFRASTRUCTURE

- › BNSF Alliance Yard
- › Alliance Airport
- › DFW Metro Access

### CONTACT AGENTS

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