

# COMMERCIAL FLEX BUILDINGS FOR LEASE

**Brand New. Professional.  
Upscale. Prime Location.**

***Aero Park  
11437 Cockleburr Rd., Roanoke, TX 76262***



## PROPERTY HIGHLIGHTS

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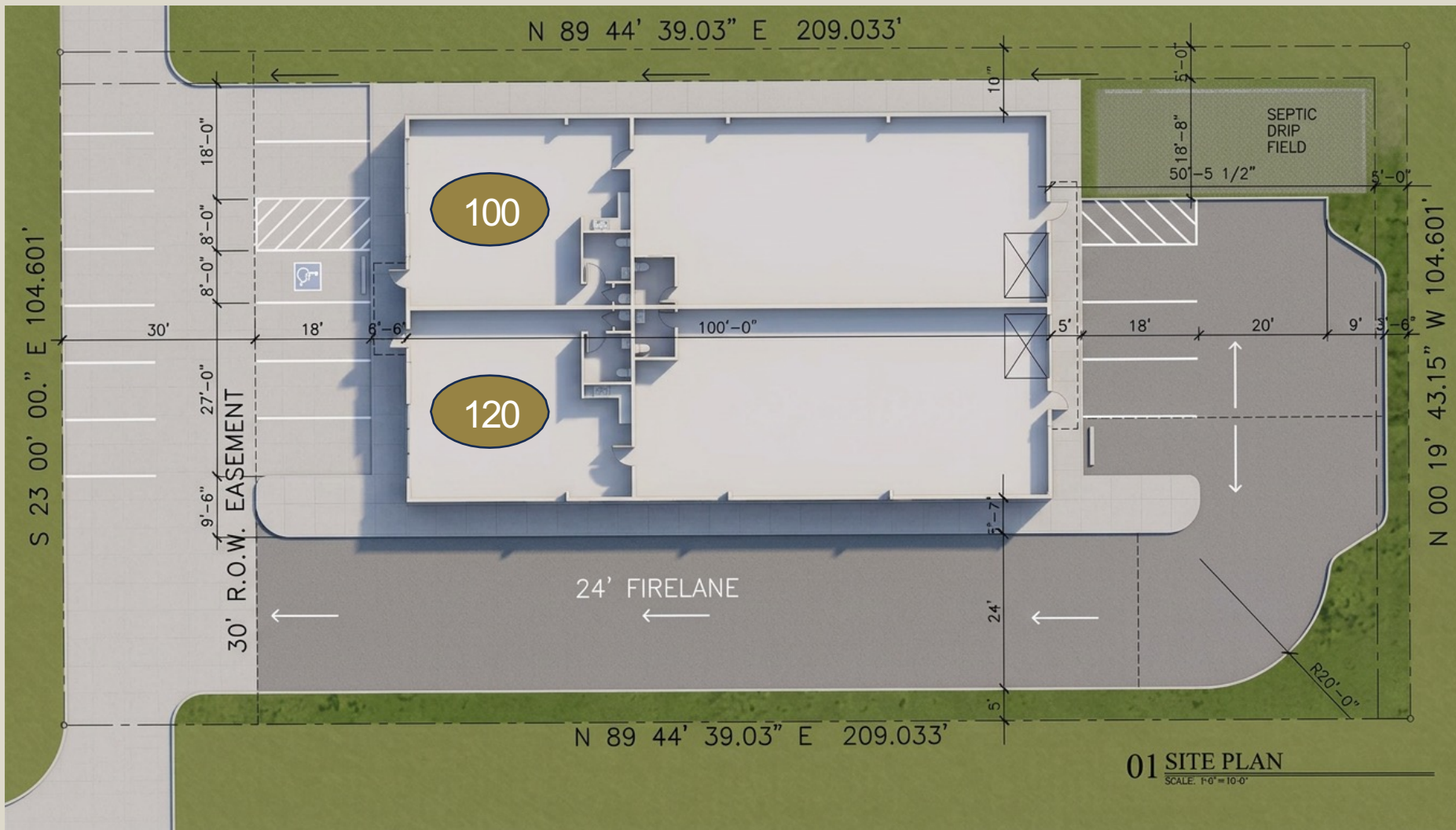
- This property has been designed as the Aero Park with three office/flex buildings.
- Property is located by the Northwest Regional Airport (Aero Valley Airport), approximately 3 miles east of the Texas Motor Speedway. Site has easy access to I-35W, Hwy 114, and 377.
- Complete Buildings to lease between 6,000 SF to 3,000 SF.
- Property flexibly zoned ML - Light Manufacturing.
- Possible uses include: Electrical, Plumbing hardware, sales with outside display; Nursery; other Contractor Offices.



<b>PROPERTY HIGHLIGHTS</b>	
<b>Address</b>	11437 Cockleburr Rd. Roanoke, TX 76262
<b>Commercial Development</b>	Phase 1: .5019 Acres This property has been designed as the Aero Park
<b>Suites For Lease</b>	SUITE 100 - 3000 SF SUITE 120 - 3000 SF
<b>Zoning</b>	No zoning restrictions
<b>Leasing Price</b>	\$10-\$11 plus NNN
<b>Investment Highlights</b>	<ul style="list-style-type: none"> <li>• No zoning restrictions - located in the County outside of city limits</li> <li>• Centrally located near Roanoke with easy access to I35W, Hwy 114, and 377</li> <li>• Easy Ingress/Egress to Major Roads</li> </ul>
<b>Potential Uses</b>	Possible uses include: Electrical, Plumbing hardware sales with outside display; Nursery; other Contractor Offices
<b>Ownership</b>	Local Ownership
<b>Fantastic Location</b>	Property is located by the Northwest Regional Airport (Aero Valley Airport), approximately 3 miles east of the Texas Motor Speedway. Site has easy access to I-35W, Hwy 114, and 377.



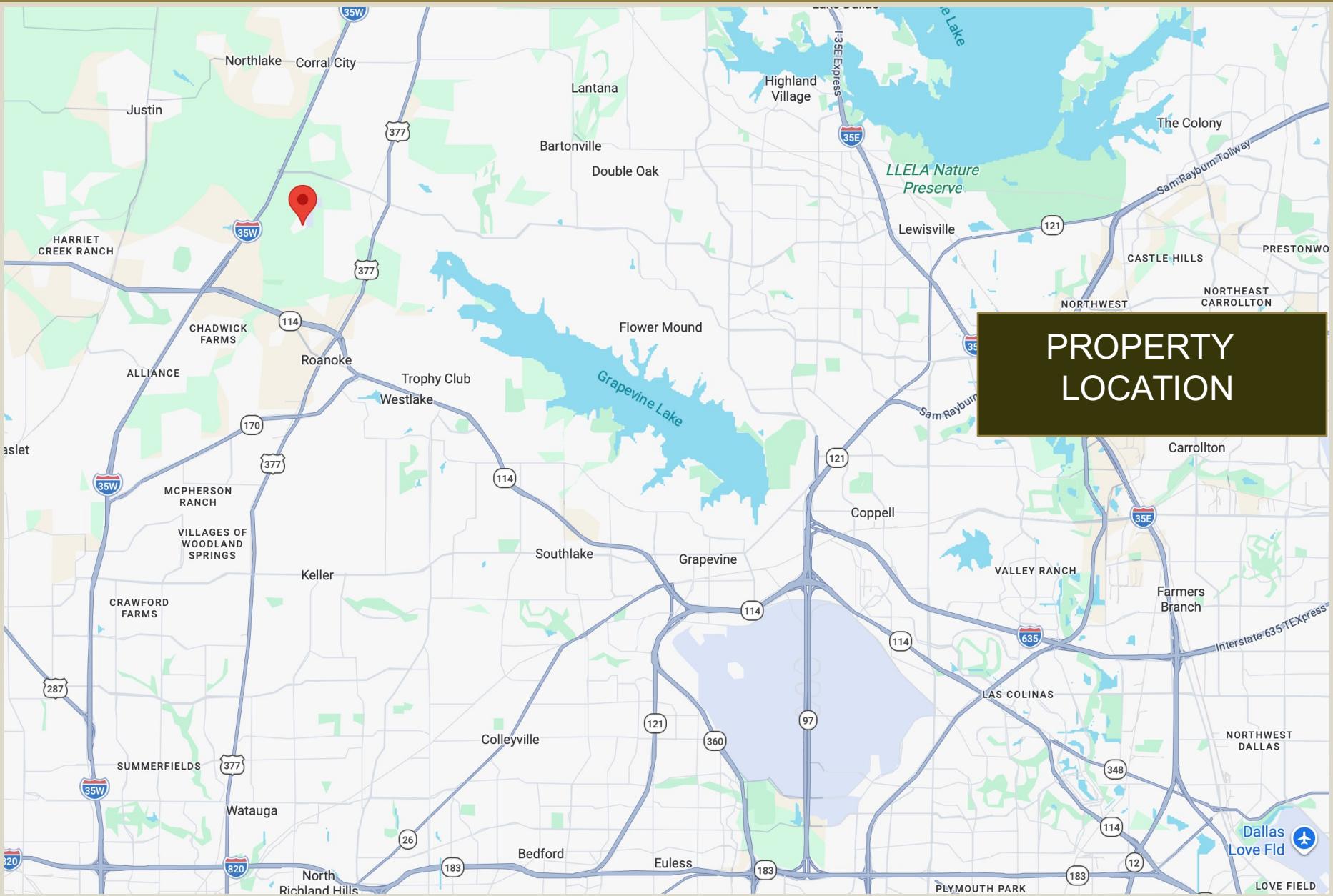




**01 SITE PLAN**  
SCALE: 1/8" = 10'-0"

SUITE 100 - 3000 SF  
SUITE 120 - 3000 SF

**PROPERTY SITE PLAN**



**PROPERTY  
LOCATION**



# Aero Park

Flex Warehouse Campus





#### CONTACT INFORMATION

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# Aero Park

## Flex Warehouse Campus

***Aero Park*** | 11437 Cockleburr Rd., Roanoke, TX 76262  
OFFICE/FLEX BUILDINGS FOR LEASE



[www.glaciercommercial.com](http://www.glaciercommercial.com)

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