



FOR LEASE

Sports Related or Industrial Use

PROPERTY OVERVIEW

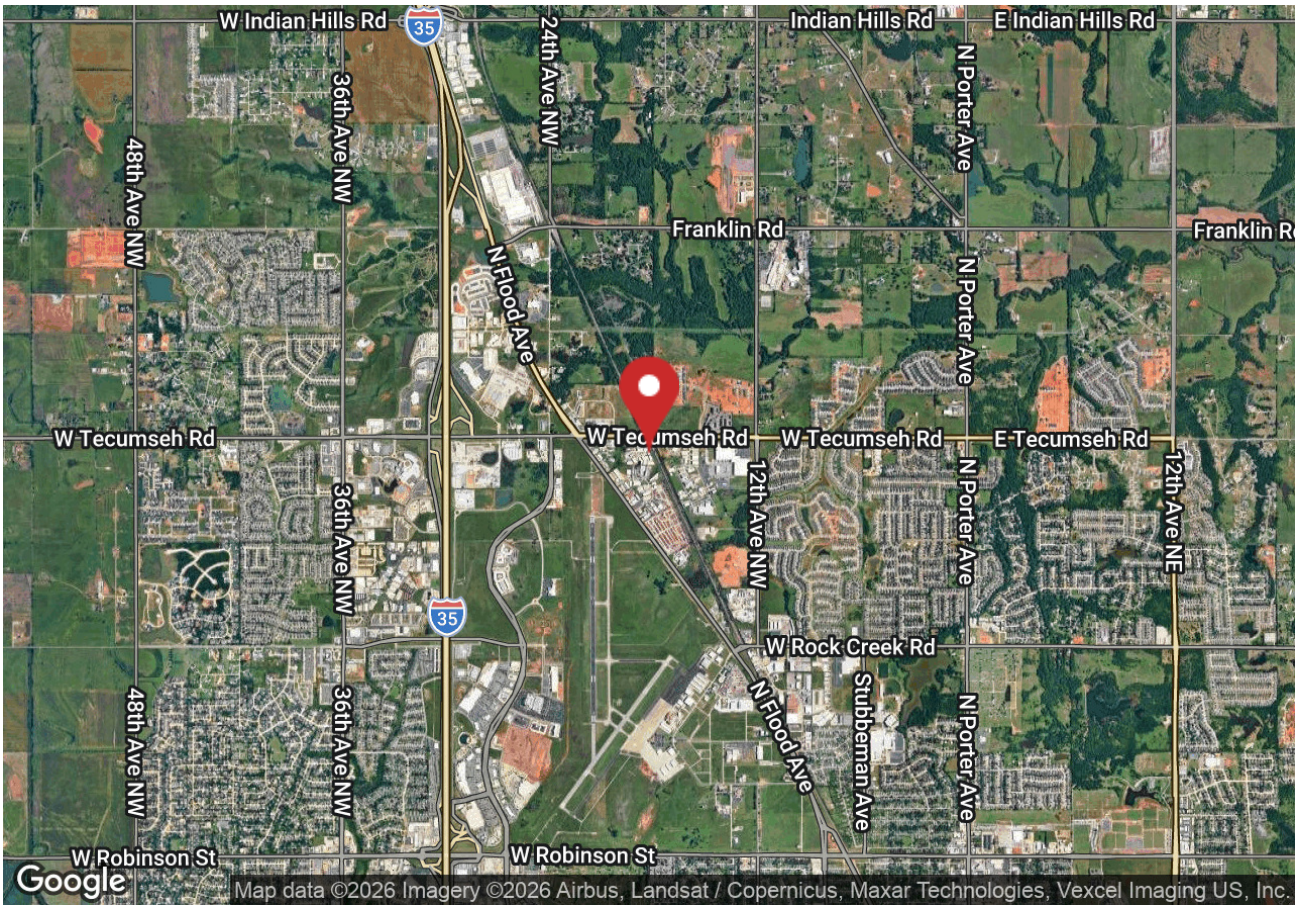
- Great access to I-35 & Hwy 77
- Shared covered dock
- Industrial Park Setting
- 14 x 14 Overhead, Grade-Level
- 480 Volts / 3-Phase
- Fully Climatized
- Concrete construction
- Sports related or can convert to industrial use

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr
NNN Rate:	\$2.10/SF
Available SF:	5,500 SF
Lot Size:	2.83 Acres
Building Size:	19,335 SF
Zoning:	I-1

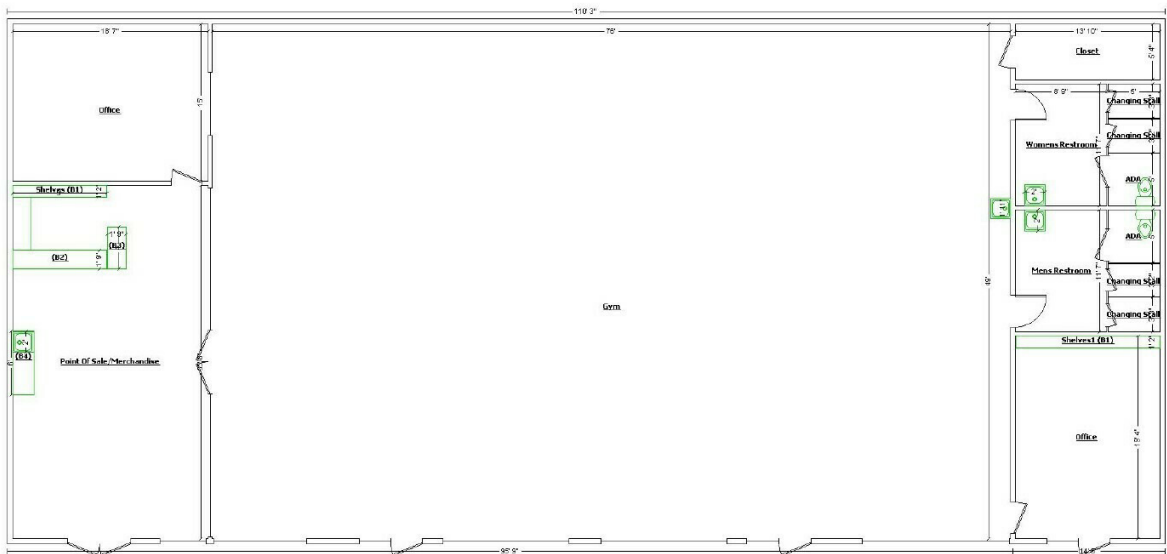
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