



2,500 TO 6,000 SF TRACTOR TRAILER REPAIR FACILITY & OTHER USES

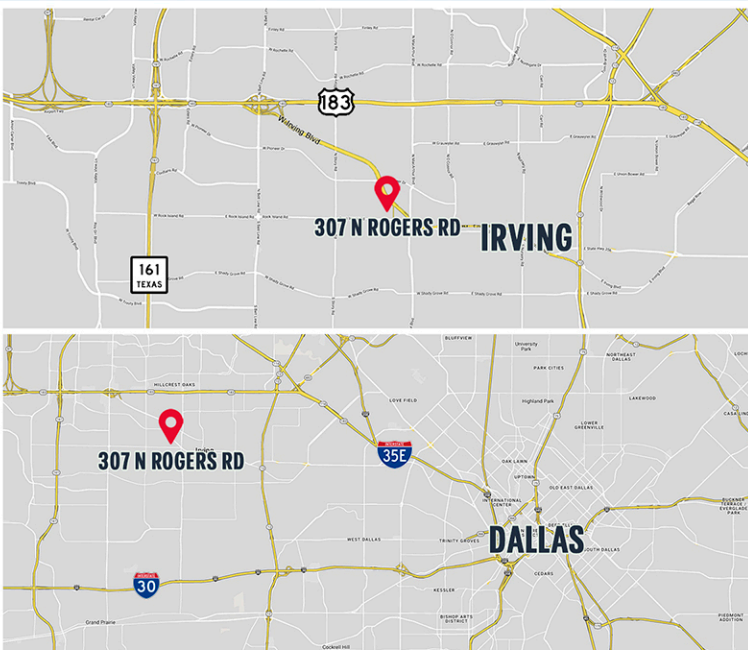
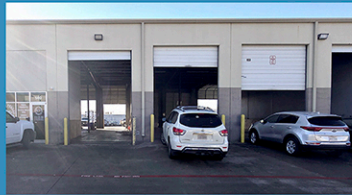
307 N Rogers Rd
Irving, TX 75061



SUITES FOR LEASE
\$14.50 psf NNN

ABOUT THE PROPERTY

Situated just off Irving Blvd, this property offers convenient access to major highways, including State Highway 183 and Loop 12, facilitating efficient transportation and logistics. The area is known for its concentration of businesses, providing a strong and supportive business environment. These suites are designed to accommodate tractor trailer repair, offering modern amenities and strategic features such as a private reception area and restroom, drive-through service bays sized for tractor trailers, and ample on-site parking.



FEATURES

- Use:** Industrial
- Clear Height:** 20'
- Drive-In Bays:** 12ft x 16ft
- Building Size:** 40,788 SF
- Lot Size:** 2.99 acres
- Year Built:** 2008
- Construction:** Masonry

- Location Highlights:**
- 6 minutes and 1.8 miles
- 10 minutes and 3.8 miles
- 9 minutes and 4 miles
- 14 minutes and 7.8 miles

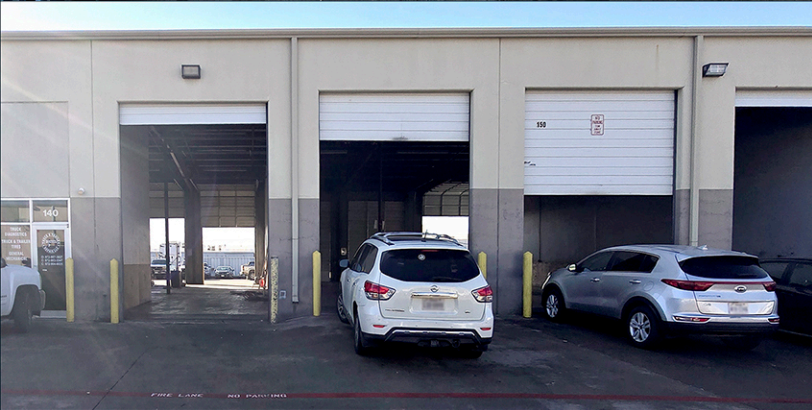


2,500 A 6,000 SF TALLERES MECÁNICOS PARA CAMIONES Y OTROS USOS

307 N Rogers Rd
Irving, TX 75061



SUITES EN ALQUILER
\$14.50 psf NNN





SUITE #155 3,600 SF TRACTOR TRAILER REPAIR FACILITY & OTHER USES

307 N Rogers Rd
Irving, TX 75061



SUITES FOR LEASE
\$14.50 psf NNN

3,600 SF warehouse suite in excellent condition with approx. 220 SF office, one private restroom, 20' clear height, and five 12' x 16' overhead doors with drive-through service bays.

SUITE #155

Suite 155 also includes an iDEAL paint spray booth measuring 14' wide x 9' tall x 26' working depth, featuring modified down draft, 10 LED sealed and gasketed light fixtures, and pre-filtered plenum. Ideal for warehouse, service, and light industrial users needing paint or finishing capability.

