



1760 Airport Rd, Rockwall, TX 75087

\$17.95/SF/YR

\$1.50/SF/MO

Rockwall FlexSpace Center

1,652 SF Office Warehouses Ideal for Quasi-Retail Businesses in Rockwall



Roy Bhavi
972.674.8933

Listing Added: 08/27/2024

Listing Updated: 08/27/2024

Building Details

Property Type	Retail, Office, Industrial	Subtype	Manufacturing, Flex, Warehouse, Distribution
Tenancy	Multiple	Total Building SQFT	85,100
Minimum Divisible SQFT	1,650	Max Contiguous SQFT	13,222
Total Building Suites	50	Land Acres	6.17
Class	A	Year Built	2025
Stories	1	Ceiling Height	18
Frontage	300	Loading Docks	0
Dock High Doors	0	Total Parking Spaces	125
Drive Ins	50	Power	3-Phase
Elevators	No	Collection Street	Airport Rd
Cross Street	John King Blvd	Zoning	Light Industrial
APN	0102-0000-0002-01-0R	County	Rockwall County
Submarket	Rockwall	Submarket Cluster	I-30 & John King Blvd Rockwall

Building Description

Rockwall FlexSpace Center - Premier Office Warehouses for Quasi-Retail Businesses

Welcome to Rockwall FlexSpace Center, where versatility meets convenience! Our premier office warehouse units are designed to accommodate a variety of business needs, from quasi-retail and showrooms to contractors, tradesmen, and e-commerce. Each unit offers a unique blend of office and warehouse space, perfect for businesses seeking flexibility and functionality.

Location Benefits:

- **Prime Location:** Located at 1760 Airport Rd, right off John King Blvd in Rockwall, TX 75087, our property offers high visibility and 2-minute access to I-30. This strategic location connects your business to the thriving Rockwall market and the greater Dallas-Fort Worth area.
- **Growing Market:** Rockwall is one of the fastest-growing areas in Texas, providing businesses with a dynamic environment to thrive. Take advantage of the robust economic development and expanding customer base.

Property Features:

- **Versatile Space:** Each unit offers 1,652 SF of flexible space, ideal for quasi-retail businesses, showrooms, light manufacturing, and more. Units can be combined to create larger spaces tailored to your specific needs.
- **Modern Amenities:** Our units are equipped with a range of modern amenities to support your business operations:
 - **18-Foot Clear Height Ceilings:** Providing ample vertical space, perfect for storage, displays, or industrial equipment.
 - **3-Phase Power:** Robust electrical capacity to accommodate a wide range of equipment and machinery, ensuring your operations run smoothly.
 - **Fire Sprinklers:** Each building is equipped with fire sprinkler systems, ensuring safety and compliance with fire codes.
 - **Finished Office Space:** Each unit includes 150-300 SF of finished, air-conditioned office space, providing a comfortable and functional area for administrative work.
 - **Handicap-Accessible Unisex Bathroom:** Each unit features a handicap-accessible unisex bathroom, ensuring convenience and compliance with ADA standards.
- **Accessibility:** Enjoy easy access with 14x12 grade-level bay doors at the rear of each unit, providing convenient loading and unloading for deliveries and shipments.
- **Parking:** Ample parking is available for both employees and customers, ensuring convenience and ease of access.

Why Choose Rockwall FlexSpace Center?

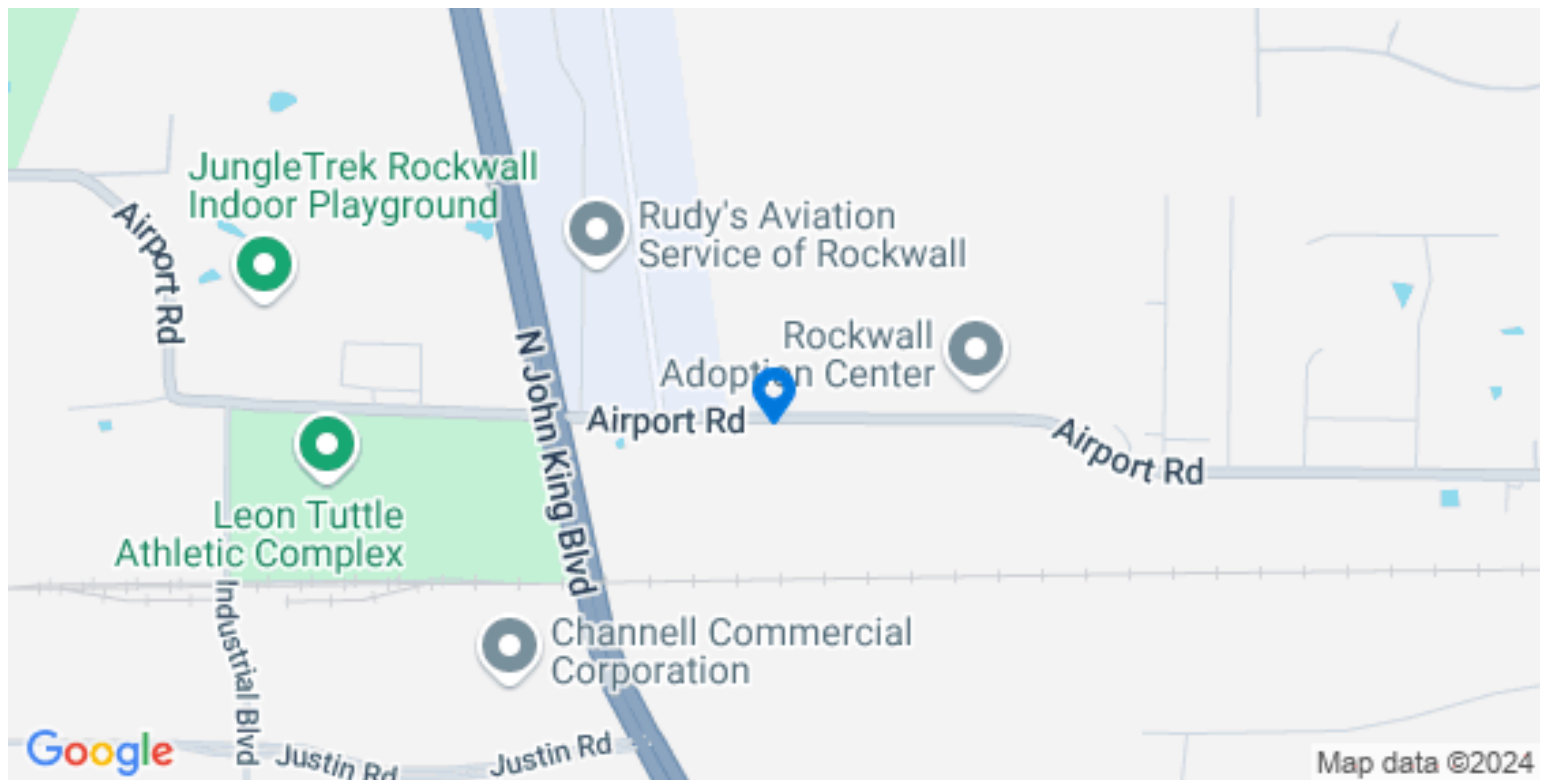
- **Flexibility:** Whether you're looking to establish a showroom, set up a retail space, or manage light industrial operations, our office warehouses offer the flexibility to accommodate your evolving business needs.
- **Professional Management:** Our property is professionally managed to ensure a seamless experience for our tenants. From maintenance to security, we've got you covered.
- **Pre-Leasing Opportunities:** Secure your space today and take advantage of our competitive pre-leasing terms. Contact us now to learn more about how Rockwall FlexSpace Center can help your business grow.

Building Highlights

Building Highlights:

- **Location:** 1760 Airport Rd, right off John King Blvd, Rockwall, TX 75087
- **Unit Size:** 1,652 SF office warehouse units with the option to combine adjacent units for more space
- **Finished Office Space:** 150-300 SF of finished, air-conditioned office space included in each unit
- **Clear Height:** 18-foot clear height ceilings, ideal for storage and industrial use
- **Power Supply:** Equipped with 3-phase power for a wide range of equipment and machinery
- **Fire Safety:** Buildings include fire sprinkler systems for enhanced safety
- **Handicap-Accessible:** Each unit features a handicap-accessible unisex bathroom
- **Accessibility:** High visibility from Airport Rd, right off John King Blvd, with easy access to I-30
- **Grade-Level Bay Doors:** 14x12 grade-level bay doors for convenient loading and unloading
- **Parking:** Ample on-site parking available for employees and customers
- **Versatility:** Ideal for quasi-retail businesses, showrooms, light industrial use, and more
- **Professional Management:** On-site management ensures well-maintained facilities and responsive service
- **Growing Market:** Located in one of Texas' fastest-growing areas with a strong local economy
- **Pre-Leasing Opportunities:** Competitive pre-leasing terms available

Building Location (1 Location)



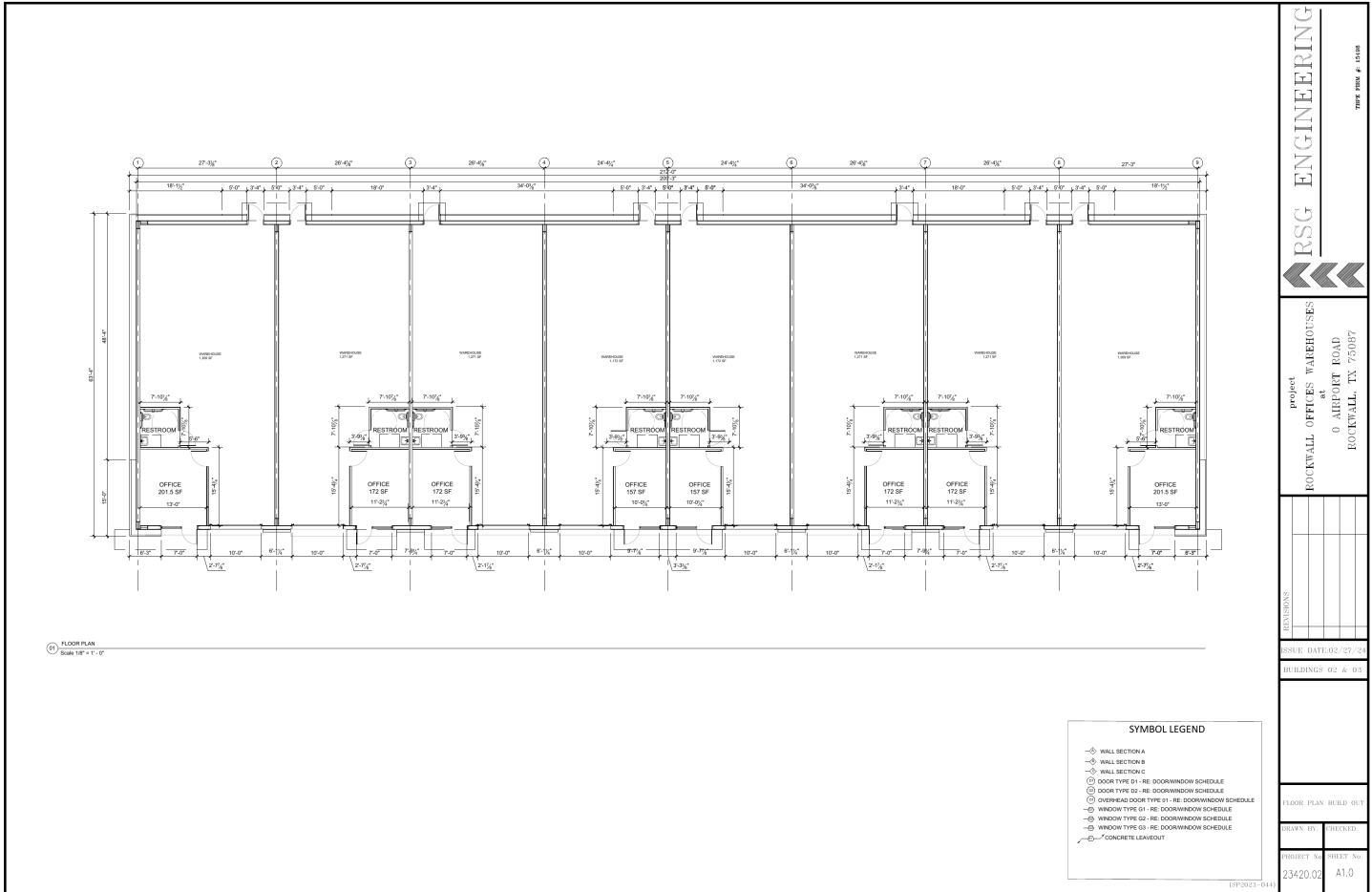
Quasi Retail Flex Details

Explore versatile 1,652 SF quasi-retail flex units at Rockwall FlexSpace Center! Perfect for showrooms, retail, warehouses, or light industrial use, with modern amenities, high ceilings, 14x12 grade-level bay doors, and ample parking. Combine adjacent units for more space. Prime location with high visibility on Airport Rd and 2-minutes to I-30. Ideal for growing businesses. Pre-leasing now!

Listing Type	Direct	Space Subtype	Manufacturing, Flex, Warehouse, Distribution
RSF	1,652 SF	Min Contiguous SF	1,652 SF
Max Contiguous SF	13,222 SF	Space Available	6/1/25

Loading Docks	0	Dock High Doors	0
Drive-in Doors	1	Parking	2
Rate (Per SF)	\$17.95 / SF / YR	Lease Type	NNN
Lease term	2-4 years	Total CAM (Per SF/YR)	\$0.5
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$21.45
Total Monthly Rent	\$2,952.78	Days on Market	42 days

Quasi Retail Flex Floorplan



RSG ENGINEERING

PROJECT
ROCKWALL OFFICES WAREHOUSES
at
0 AIRPORT ROAD
ROCKWALL, TX 75087

DIVISIONS

ISSUE DATE: 02/27/24

BUILDINGS: 02 & 03

FLOOR PLAN BUILD OUT

DRAWN BY: _____ CHECKED: _____

PROJECT: _____ SHEET NO: _____

23420.02 A1.0

18F-2024-0411

Property Photos (5 photos)

