



CROSSMAR INVESTMENTS LLC

TEXAS INDUSTRIAL

6200 NORTH STEMMONS FREEWAY SANGER, TX



SANGER WAREHOUSE FOR LEASE

290,000 +/- SF AVAILABLE

FOR MORE INFORMATION
PLEASE CONTACT:

Matt Brasel

mbrasel@crossmarinvestments.com
(479) 426-2585

Lindy Janes, RPA

ljanes@crossmarinvestments.com
(479) 644-7478

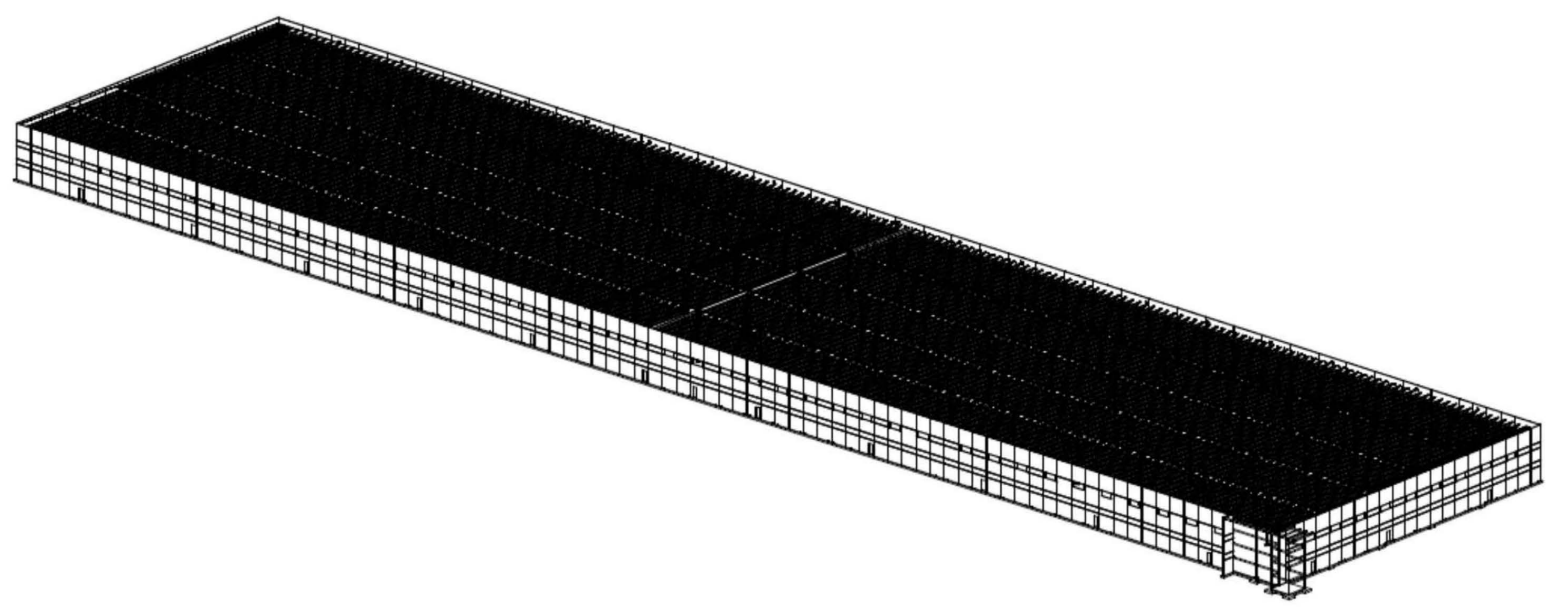




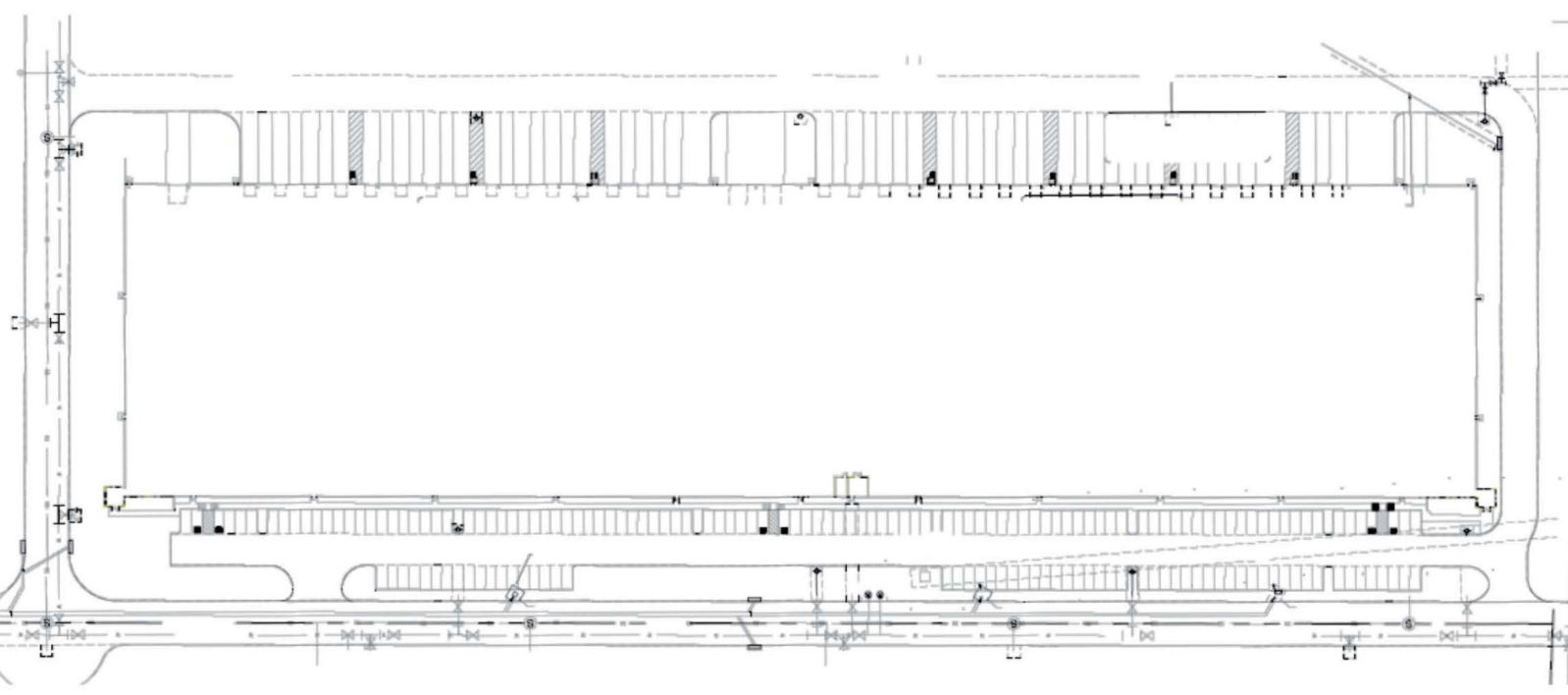
- Direct Access and Frontage on I-35
- Tilt-Wall Construction, 32' Clear with 60 Mil TPO Roofing
- Thirty Three Dock Doors & Four Roll up Doors
- Heated & Exhaust Fan, ESFR Sprinkler System, and 3000 Amp Service
- 12 Miles to US 380 and 13.5 Miles to I-35E/I-35W Convergence
- 60' Loading Bays & 50' x 56' Column Spacing
- Strong Amenities Base Via Downtown Sanger



STRUCTURAL



FLOOR PLAN





HEB Purchased
600 Acres

H-E-B

RL CARRIERS

SUBJECT PROPERTY

sam's club
Distribution
Center



BLUE STAR INDUSTRIAL PARK

INTERSTATE
35

Farm to Market 455W



FUTURE PARK PLANS

6200 N Stemmons Freeway

Sanger, TX

