

FOR LEASE

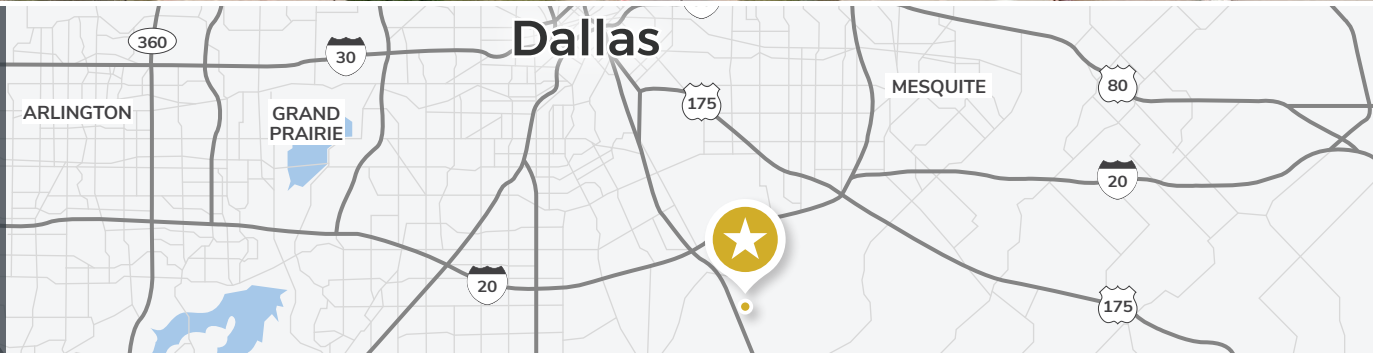
1096 S 1-45

HUTCHINS, TX 75141



PROPERTY HIGHLIGHTS

- 50,000 SF
- » 8,200 SF dedicated office
- » 18,000 SF shop
- » 23,800 SF shop
- 18' clear
- 24 grade level doors
- Guard shack
- 24 usable acres
- Concrete paved
- Fenced
- Lit
- Sprinklered



ALEX KEETON

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**BUILDING 1:
DEDICATED
OFFICE**

- 8,200 SF
- Office
- Training room
- Driver lounge
- Men's and women's locker rooms
- Laundry room



**WATCH
VIRTUAL TOUR**



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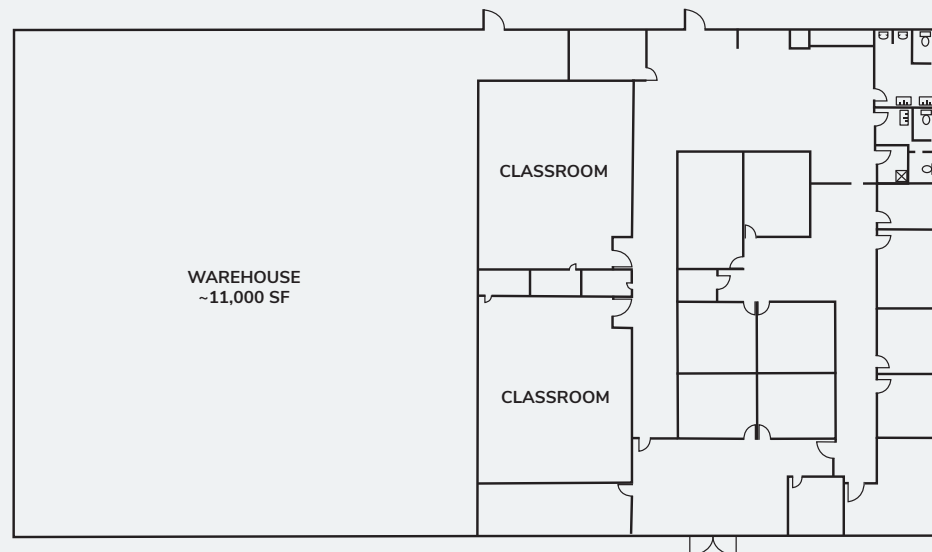
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BUILDING 2: OFFICE / SHOP

- 18,000 SF
- Automatic doors
 - » 14'x14'
 - » 14'x16' (2 doors)
- Air lines
- Insulated
- Motion-sensor LED lights



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BUILDING 3: MAINTENANCE FACILITY

- 23,800 SF
 - » 2,500 SF office
 - » Breakroom
 - » Men's & Women's locker room
- Parts room/parts counter
 - » Fenced outdoor parts area
- 19 Automatic doors
 - » 18 (12' x 16')
 - » 1 (10' x 10')
- Floor drains
- Motion sensor LED Lights
- Insulated
- Air lines
- Shop heaters
- (2) 5,000 gallon above ground oil tanks
 - » One for used oil
 - » One for new oil
- Functional wash bay with oil / water separator
- Exterior building lighting in place
- 18' Clear Height
- 70' Bay to Bay depth
- Heavy Power
- One Maintenance Pit

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FOR LEASE

MULTI-TENANT OPTIONS


BUILDING 1 & 2:

FRONTAGE

- 26,200 SF
- 7 Acres
- Dedicated access 
- Guard shack
- Concrete
- Fenced
- Lit

BUILDING 3:

BACK MAINTENANCE FACILITY

- 23,800 SF
- 17 Acres
- Dedicated access 
- Concrete
- Fenced
- Lit



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