

# Office/Flex ★ LEASE

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3115 CHAMBERS ST, VENUS, TX 76084



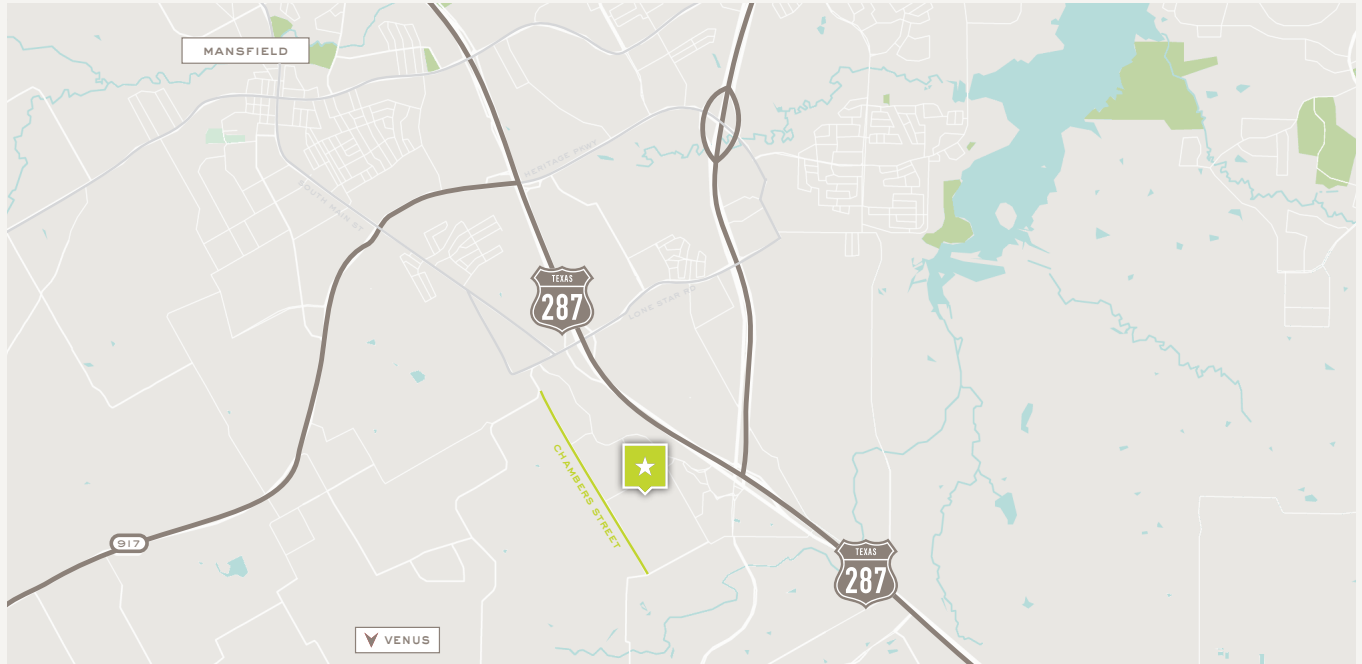
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## PROPERTY FEATURES

- Ample Parking
- Warehouse Space Available
- Professional Office Park
- Monument Signage Available
- Grade Level Loading

## LOCATION OVERVIEW

Located in the rapidly growing South Dallas-Fort Worth corridor, 3115 Chambers Street offers businesses a strategic location with convenient access to major transportation routes, including Highway 287 and Highway 360.

Situated in Venus, Texas, the property benefits from its proximity to Mansfield, Midlothian, Arlington, Fort Worth, and Dallas, providing efficient connectivity throughout the Metroplex.

## LEASING STRUCTURE

## CONTACT BROKER

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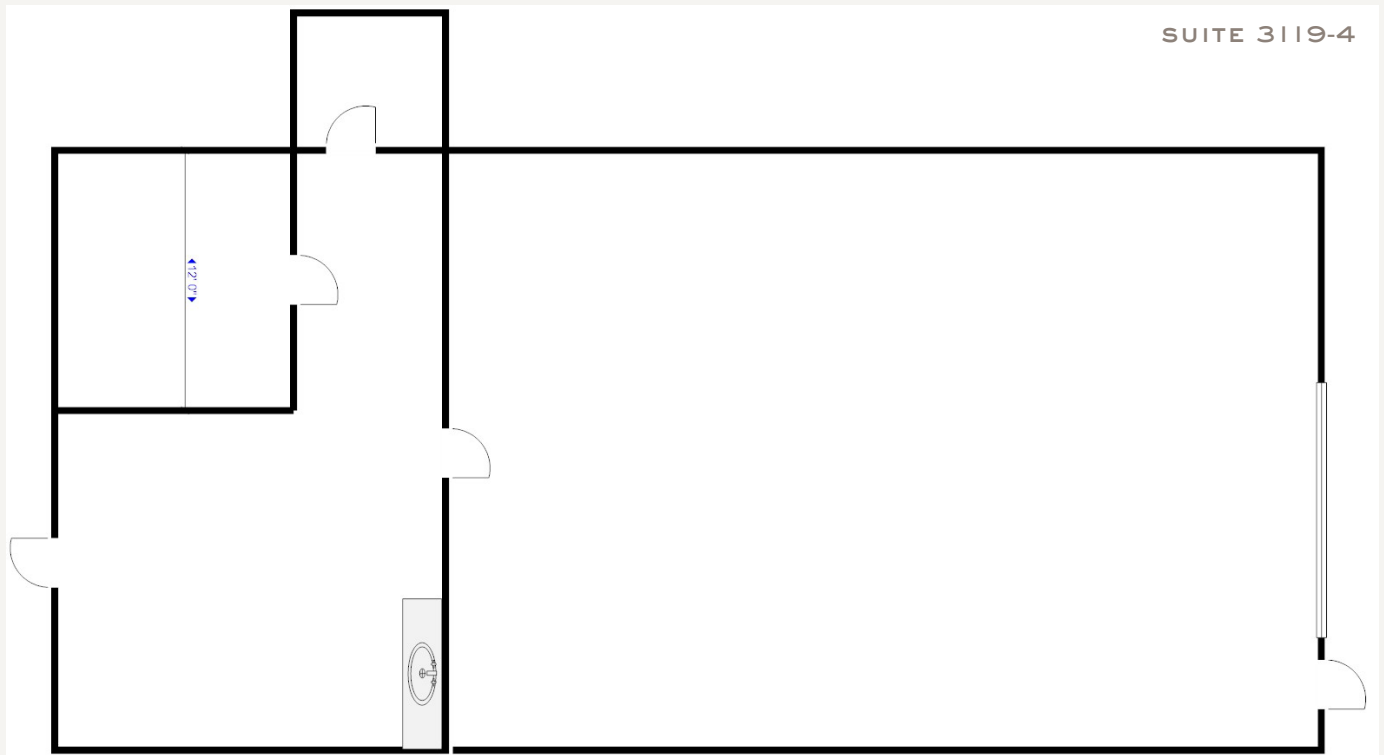
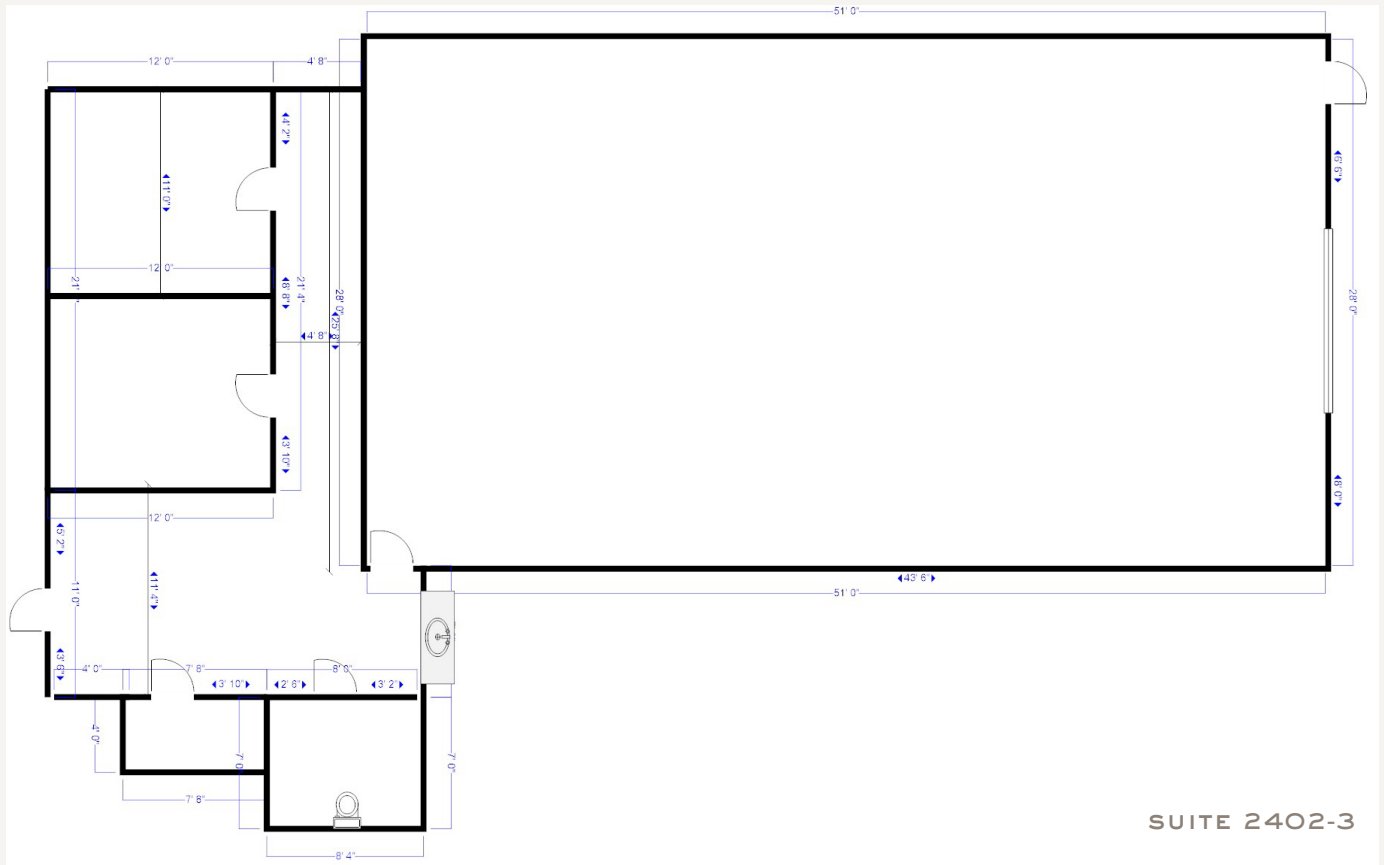


## AVAILABLE SPACES

|               |          |                          |
|---------------|----------|--------------------------|
| SUITE 2402-3  | 2,170 SF | OFFICE/WAREHOUSE         |
| SUITE 2406-4A | 1,950 SF | OFFICE/WAREHOUSE         |
| SUITE 3115-2A | 1,600 SF | WAREHOUSE                |
| SUITE 3115-2B | 1,000 SF | OFFICE                   |
| SUITE 3119-1  | 2,700 SF | OFFICE/WAREHOUSE W/ YARD |
| SUITE 3119-2  | 750 SF   | OFFICE                   |
| SUITE 3119-4  | 2,800 SF | OFFICE/WAREHOUSE         |
| SUITE 3127-2  | 3,500 SF | OFFICE/WAREHOUSE W/ YARD |
| SUITE 3131-1  | 2,000 SF | OFFICE/WAREHOUSE         |

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EXTERIOR PHOTOS



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INTERIOR PHOTOS





# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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