



PROPERTY SUMMARY

PROPERTY:	Valley View Flex Park
ADDRESS:	13676 I-35 Frontage Rd, Valley View, TX 76262
TYPE/ZONING:	Outside of city limits, none
AVAILABLE:	<u>Bldg 110 – +/- 5,360 SF</u> <u>Bldg 120 – +/- 2,808 – 5,616 SF</u> <u>Bldg 210 – +/- 6,088 SF</u> <u>Bldg 220 – +/- 2,808 – 5,616 SF</u> <u>Bldg 310 – +/- 6,560 SF</u> <u>Bldg 320 – +/- 2,808 – 5,616 SF</u> <u>Bldg 410 – 11,192 SF</u>
RATE:	\$12.00 / SF / YR NNN (\$2.50)
TERMS:	Negotiable
OHD's:	12'X14' – Grade Level
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available – Monument and Building Signage
PARKING:	Ample
AGE:	Built 2026
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Industrial flex space with flexible suite configurations and negotiable tenant improvements available. Well-suited for industrial, contractor, service, storage, and distribution users with convenient access to I-35. Office/Restroom available.
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