

# Industrial Flex Space For Lease

138 LEOPARD RD.  
RHOME, TX 76078

15,000 SF



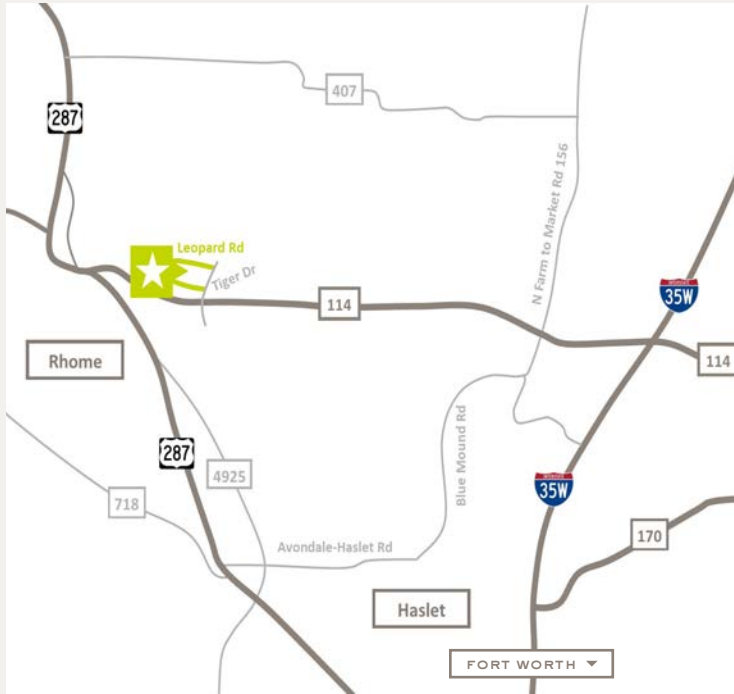
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LEASE RATE: CONTACT BROKER

## PROPERTY FEATURES

- 15,000 SF Available
- Existing Offices and Restrooms
- 20' Clear Height (26' Middle)
- 14' Grade Level Doors
- 3-Phase 480 Power Available
- No Interior Building Columns
- 100-Foot Building Depth
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- Designated Ample Parking
- Fenced Yard Space Included
- Finish Out Allowance Available
- Building & Monument Signage Available

## LOCATION HIGHLIGHTS

This property offers easy access to Highways 114, 35W, and 287, and located in one of the fastest-growing commercial and residential markets in the DFW Metroplex. It is conveniently located just 20 minutes away from Alliance Texas, an expansive 18,000-acre development by Hillwood. This area boasts an impressive 850,000 square feet of existing retail space, a global logistics hub, 2,000,000 square feet of Class A office space, and over 10,000 single-family homes, making it a hub of activity and opportunity.



RELENTLESSLY PURSUING WHAT MATTERS.

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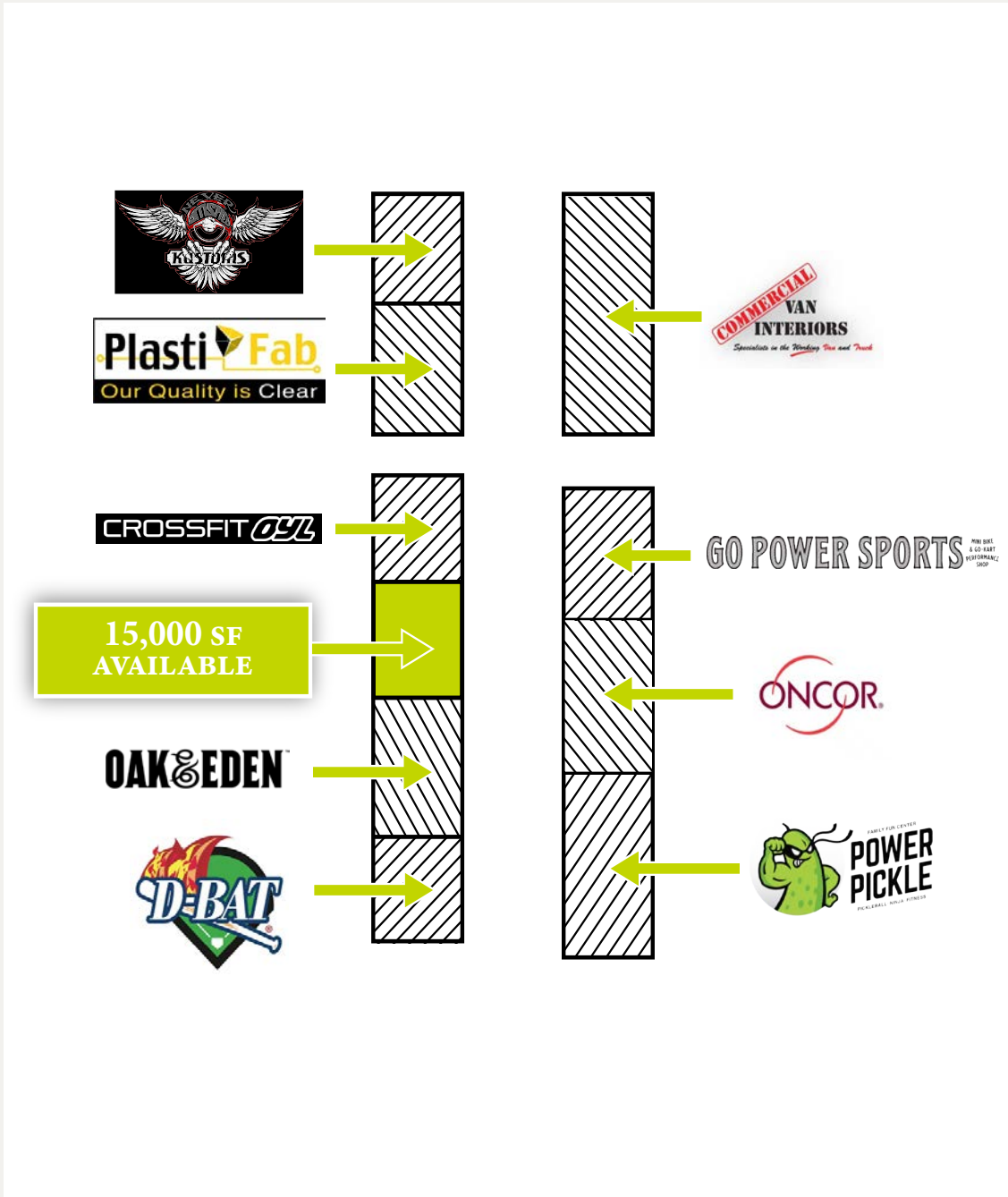
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## SITE PLAN



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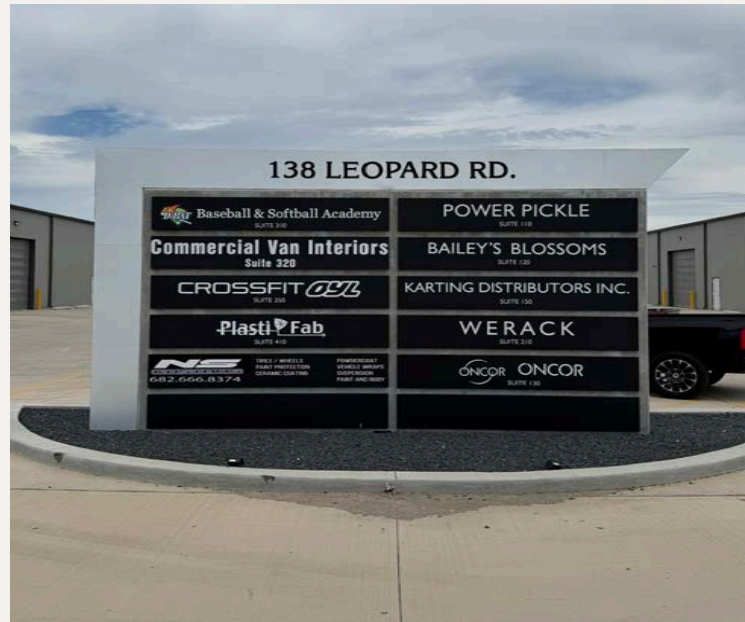
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## EXTERIOR PHOTOS



138 LEOPARD RD.

Baseball & Softball Academy SUITE 210	POWER PICKLE SUITE 118
Commercial Van Interiors Suite 320	BAILEY'S BLOSSOMS SUITE 120
CROSSFIT OZZ SUITE 100	KARTING DISTRIBUTORS INC. SUITE 100
Plasti Fab SUITE 142	WERACK SUITE 210
NS 682.666.8374	ONCOR ONCOR SUITE 130



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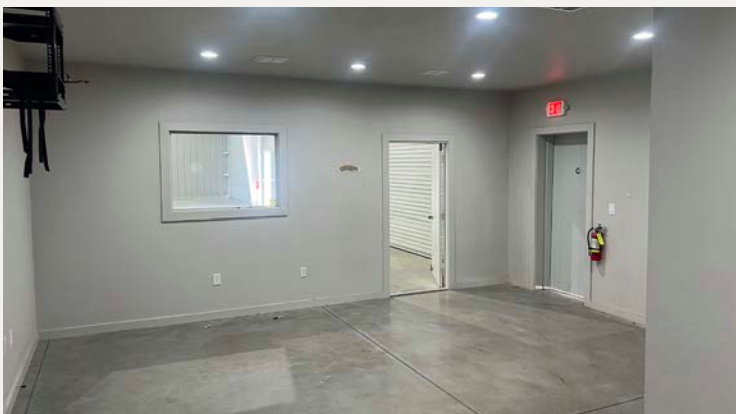
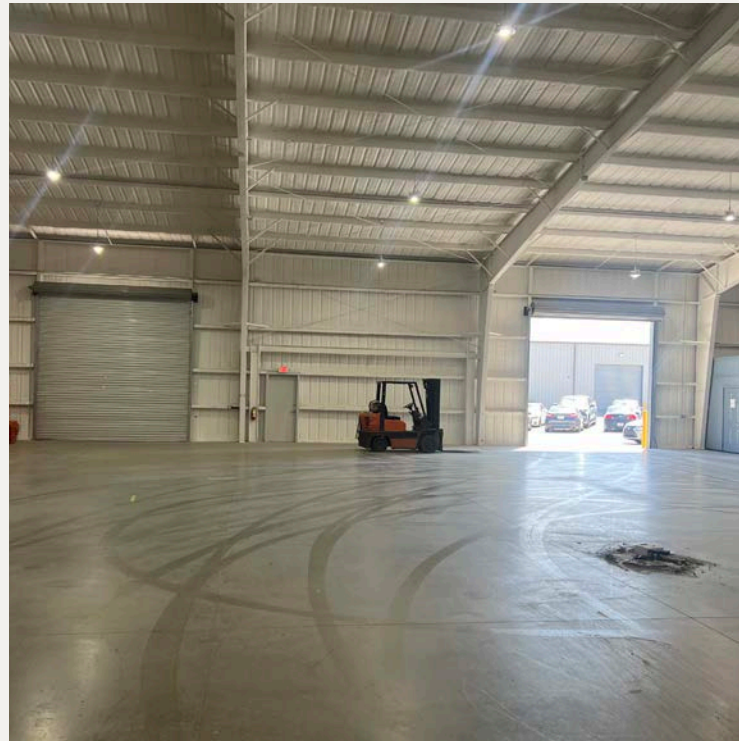
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# LANCARTE

## COMMERCIAL

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