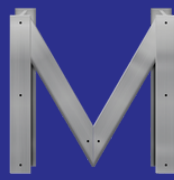


MERCER
COMMERCIAL



COMPANY
REAL ESTATE

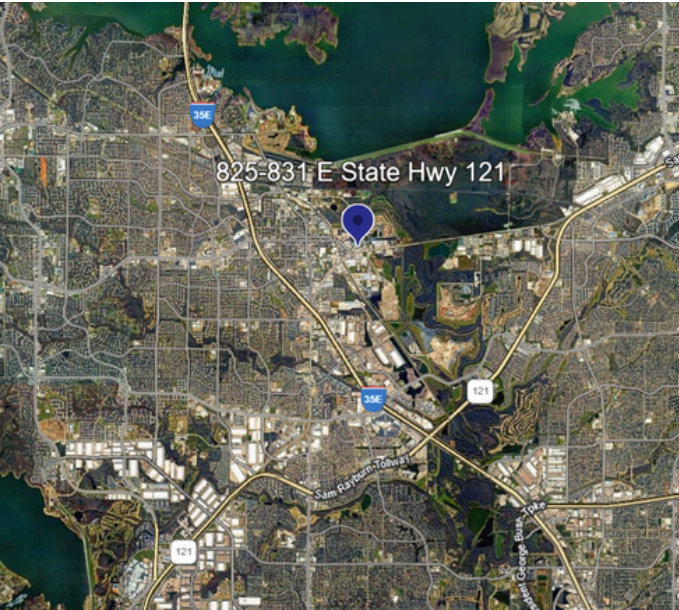
SALE & LEASE

831

825

10,137-20,274 SF ON 5.69 AC

825-831 E STATE HIGHWAY 121, LEWISVILLE, TX 75207



PROPERTY FEATURES

- 2 Warehouses: 10,137 SF each
- Can be Leased Separately
- Land Area: 5.69 AC
- Zoning: Heavy Industrial
- Highway 121 Frontage
- Surface: Gravel & Dirt
- Fenced & Secured Yard

TURNER PETERSEN, SIOR

Vice President

(214) 906-4220

tpetersen@mercerc-company.com

THOMAS MERCER

Associate

(972) 974-6240

tmercerc@mercerc-company.com

Mercer Company
2461 N Stemmons Fwy, Dallas, TX 75207

mercerc-company.com

10,137-20,274 SF ON 5.69 AC

825-831 E STATE HIGHWAY 121, LEWISVILLE, TX 75207



BUILDING 825:

- Building Area: 10,137 SF
- Warehouse Area: 8,856 SF
- Office SF: 1,281
- Land Area: 2 - 5.69 AC
- Side Loading
- Clear Height: 13' - 16'
- Dock Doors: 2 (18' x 10')
- Grade Level Door: 1 (10' x 13')
- Security: Fenced & Lit Yard
- Hwy 121 Business Frontage Access

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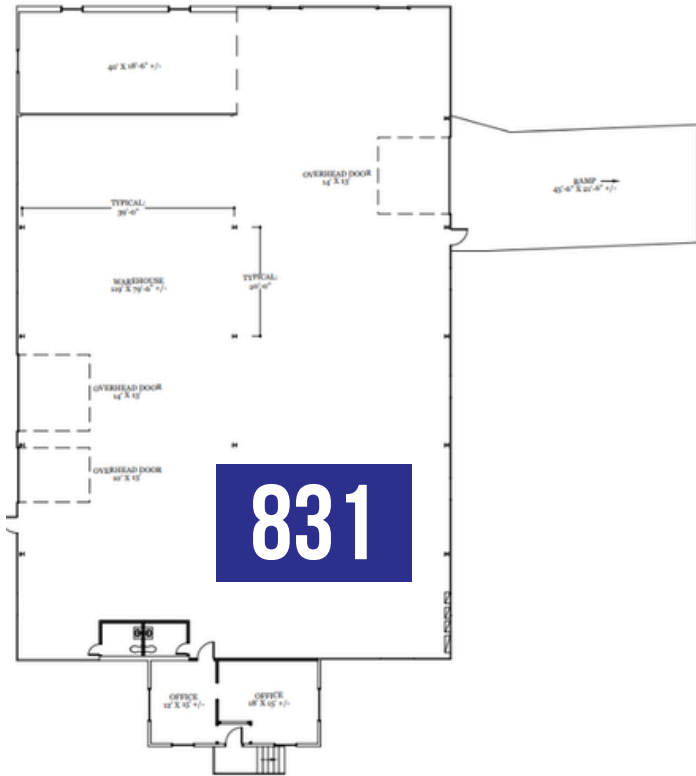
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BUILDING 831:

- Building Area: 10,137 SF
- Warehouse Area: 9,573 SF
- Office SF: 506
- Land Area: 3.69 - 5.69 AC
- Side Loading
- Clear Height: 13' - 16'
- Grade Level Doors: 2 (14' x 13')
- Ramp: 1 (14' x 13')
- Security: Fenced & Lit Yard
- Hwy 121 Business Frontage Access

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825 E STATE HWY 121



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831 E STATE HWY 121



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HIGHWAY ACCESS

5 MINS TO 35

7 MINS TO 121



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