

Industrial ★ SUBLEASE

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138 LEOPARD, STE 150 RHOME, TX 76078

15,000 SF - SPACE CAN BE DEMISED



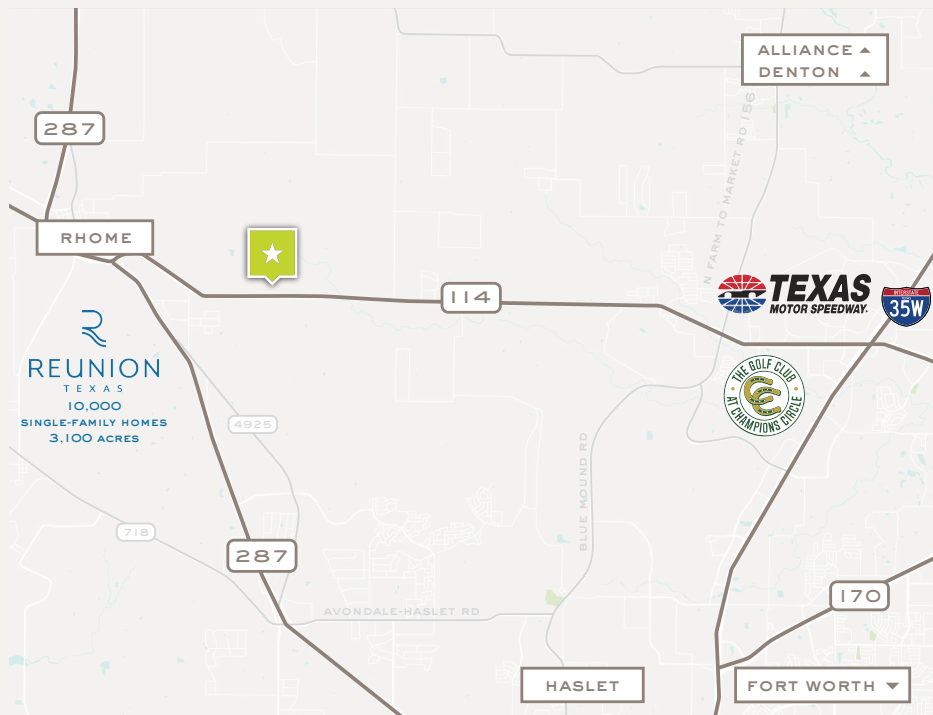
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COMMERCIAL

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PROPERTY FEATURES

- Expiration Date: Jan 31, 2028
- 15,000 SF - Space can be Demised
- 20' Clear Height (26' Middle)
- 14' Grade Level Doors (3)
- 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
- No Office/ Bathroom Only
- Finish Out Allowance Available
- Building & Monument Signage Available

LOCATION OVERVIEW

This prime location sits just 10 minutes from Alliance, an expansive 18,000 acre development by Hillwood and offers easy access to State Highway 114, U.S. Highway 287, Interstate 35W and Loop 820. The highly visible property on State Highway 114 is across from Reunion, a 10,000 single-family home community, ideally located in one of the fastest-growing areas in Texas for both commercial and residential development, and nationally known as a expanding hub for industrial.

LEASING STRUCTURE

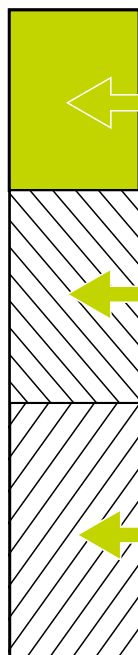
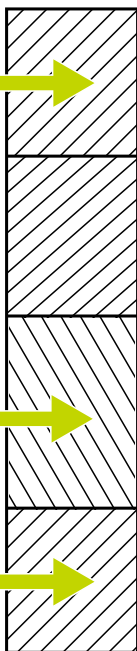
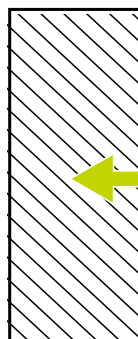
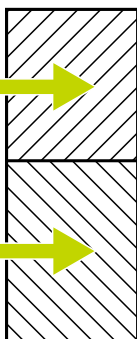
CONTACT BROKER

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SITE PLAN



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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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