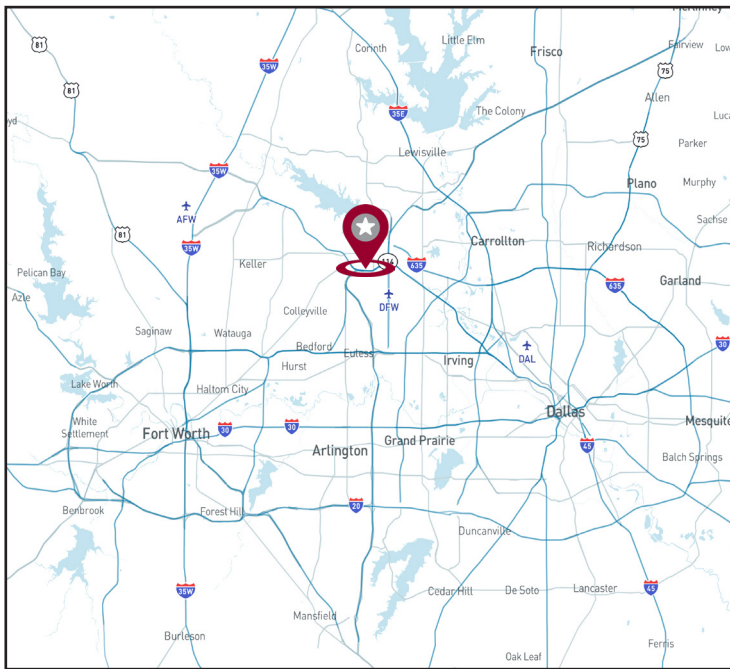


FOR LEASE

18,900 SF



1220 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051



AVAILABILITY HIGHLIGHTS

- 18,900 Available Square Feet (Divisible)
- Approximately 3,325 SF of Office Space in the front Office
- 25 Dock High Doors, 2 Drive-In Doors
- 16' Clear Height
- 30' x 30' Column Spacing
- Endcap Space, fronting Texan Trail
- Approximately 1,233 SF of Warehouse Office

ECONOMICS

Call Broker for Lease Rate; \$2.14 OPEX

FOR LEASING INFORMATION:

Phil Rosenfeld
Principal

prosenfeld@lee-associates.com
469.222.4159

Chris Hillman
Director

chillman@lee-associates.com
214.797.2451

LEASING:

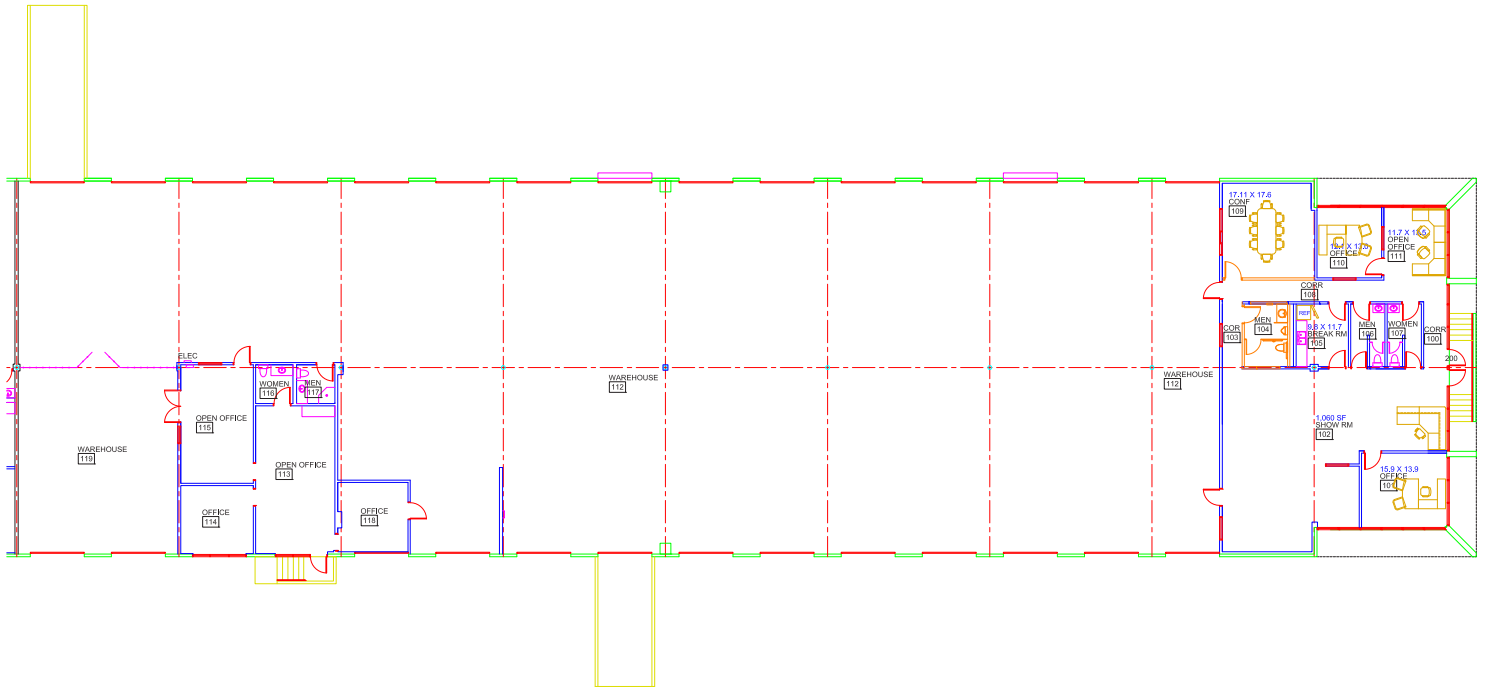
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COMMERCIAL REAL ESTATE SERVICES

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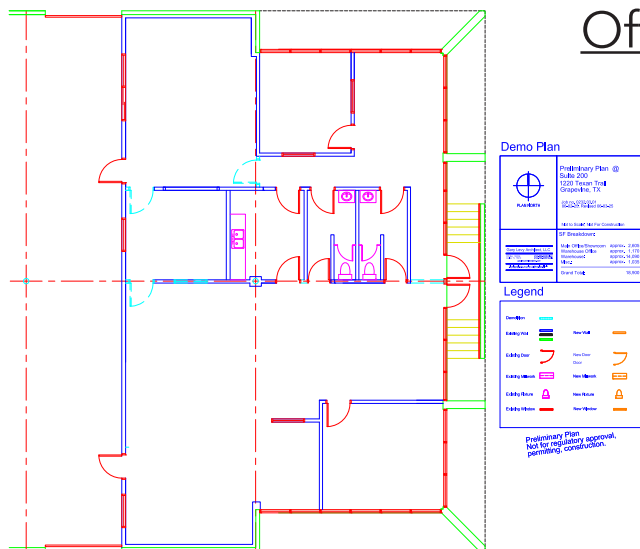
18,900 SF

FOR LEASE

FLOOR PLAN



Office Plan



Demo Plan

Preliminary Plan (2)
Scale: 200'
1200' Tapered Top
1200' Tapered Bottom
1200' Tapered Sides
1200' Tapered Ends

Legend

Color	Symbol	Description
Blue	Door	Blue Door
Green	Door	Green Door
Red	Door	Red Door
Yellow	Door	Yellow Door
Pink	Door	Pink Door
White	Door	White Door
Grey	Door	Grey Door
Black	Door	Black Door
Light Blue	Door	Light Blue Door
Light Green	Door	Light Green Door
Light Red	Door	Light Red Door
Light Yellow	Door	Light Yellow Door
Light Pink	Door	Light Pink Door
Light White	Door	Light White Door
Light Grey	Door	Light Grey Door
Light Black	Door	Light Black Door

Preliminary Plan
Not for regulatory approval,
permitting, construction.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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