



22 Steel Rd

22 Steel Rd, Wylie, TX 75098



Rupa Keskar

Prasiti Investments

6505 W park Blvd, Suite 306-272, Plano, TX 75093

rupa@prasiti.com

(972) 591-8052



22 Steel Rd

\$14.47 /SF/YR

1800 sqft of Office/Warehouse space available June 1st. Private bathroom, office and reception area. Full finished-out. HVAC in front area. Total monthly rent is \$2840. \$2170 Base Rent + \$670 NNN Expenses. \$14.47 Base rent + \$4.44 Expenses per sqft. Tenant pays for electric directly to provider. No body shop or painting of any sort allowed at this property. 3 year lease minimum. Not suitable for business that require a lot of parking.

Exact finish out in available unit might be different than pictured....



Rental Rate:	\$14.47 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	17,501 SF
Year Built:	1985
Rental Rate Mo:	\$1.21 /SF/MO

1st Floor Ste 2

1

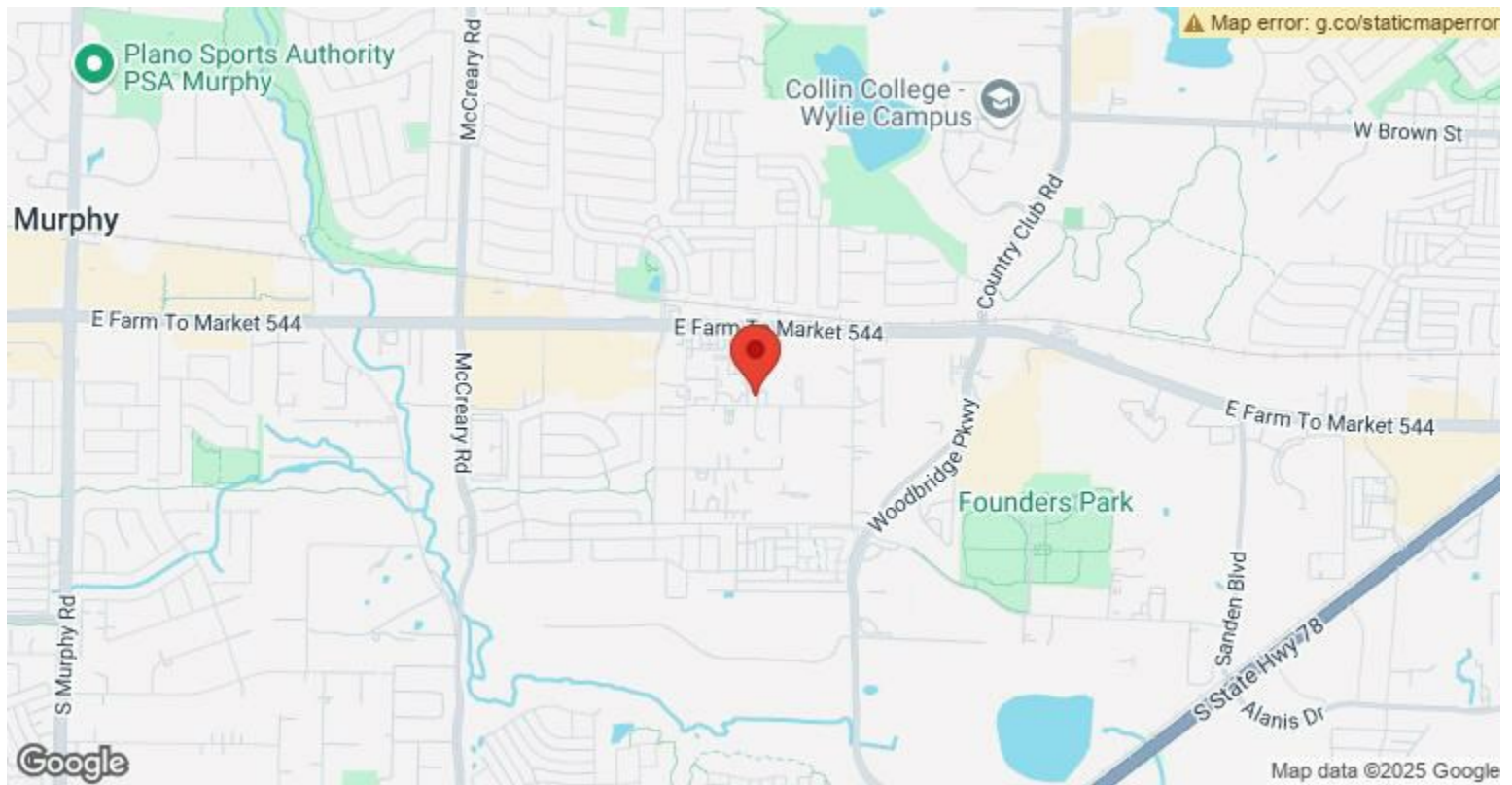
Space Available	1,800 SF
Rental Rate	\$14.47 /SF/YR
Date Available	June 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

1st Floor Ste 4

2

Space Available	1,800 SF
Rental Rate	\$14.47 /SF/YR
Date Available	June 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

1800 sqft of Warehouse space available June 1st. Private bathroom, office and reception area. Full finished-out. HVAC in front area. Total monthly rent is \$2840. \$2170 Base Rent + \$670 NNN Expenses. \$14.47 Base rent + \$4.44 Expenses per sqft. Tenant pays for electric directly to provider. No body shop or painting of any sort allowed at this property. 3 year lease minimum. Not suitable for businesses that require a lot of parking.Exact finish out in available unit might be different than pictured.



22 Steel Rd, Wylie, TX 75098

1800 sqft of Office/Warehouse space available June 1st. Private bathroom, office and reception area. Full finished-out. HVAC in front area. Total monthly rent is \$2840. \$2170 Base Rent + \$670 NNN Expenses. \$14.47 Base rent + \$4.44 Expenses per sqft. Tenant pays for electric directly to provider. No body shop or painting of any sort allowed at this property. 3 year lease minimum. Not suitable for business that require a lot of parking.

Exact finish out in available unit might be different than pictured.

Property Photos



Building Photo



Building Photo

Property Photos

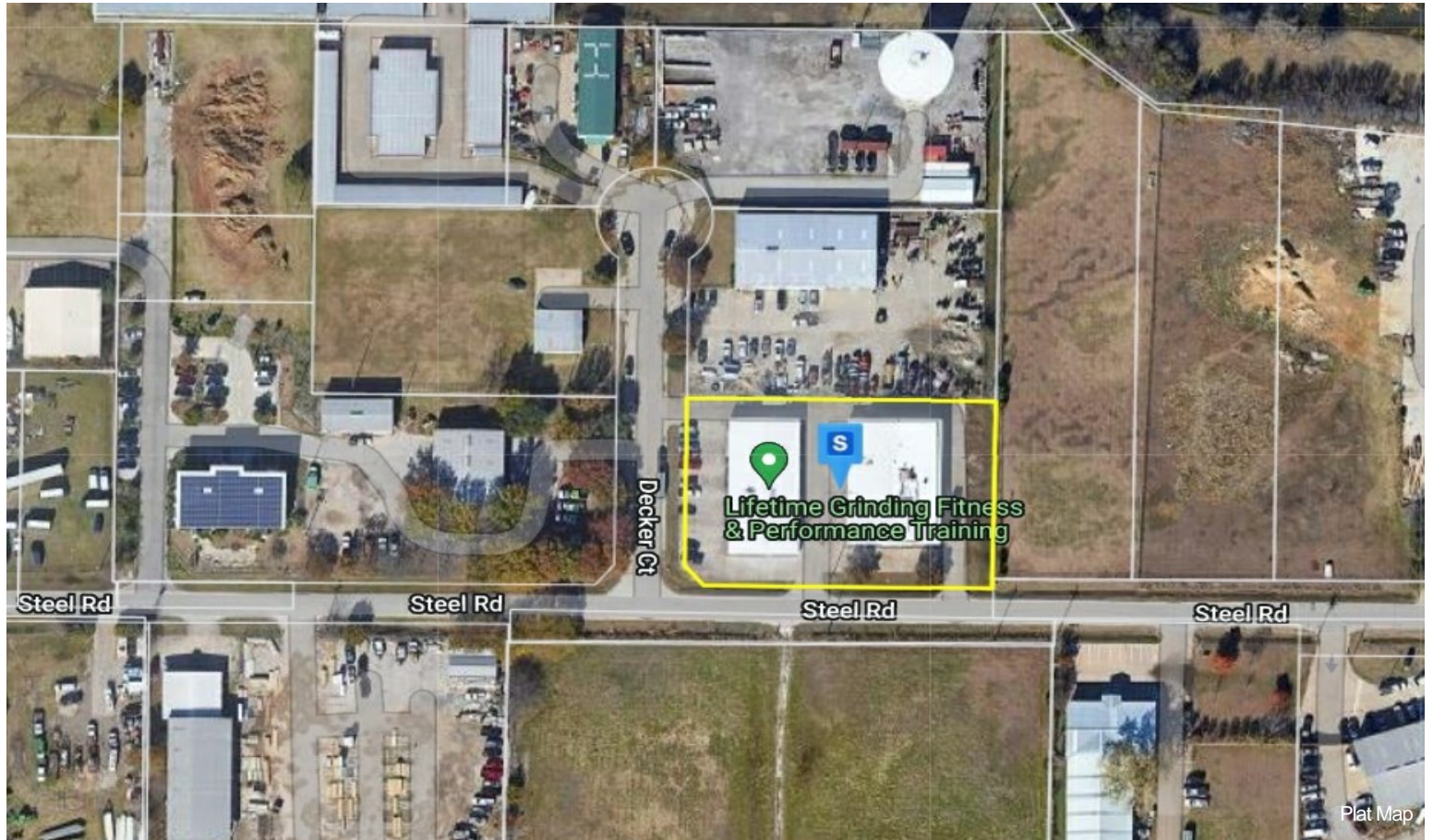


Aerial



Bathroom

Property Photos



Property Photos



Warehouse-2

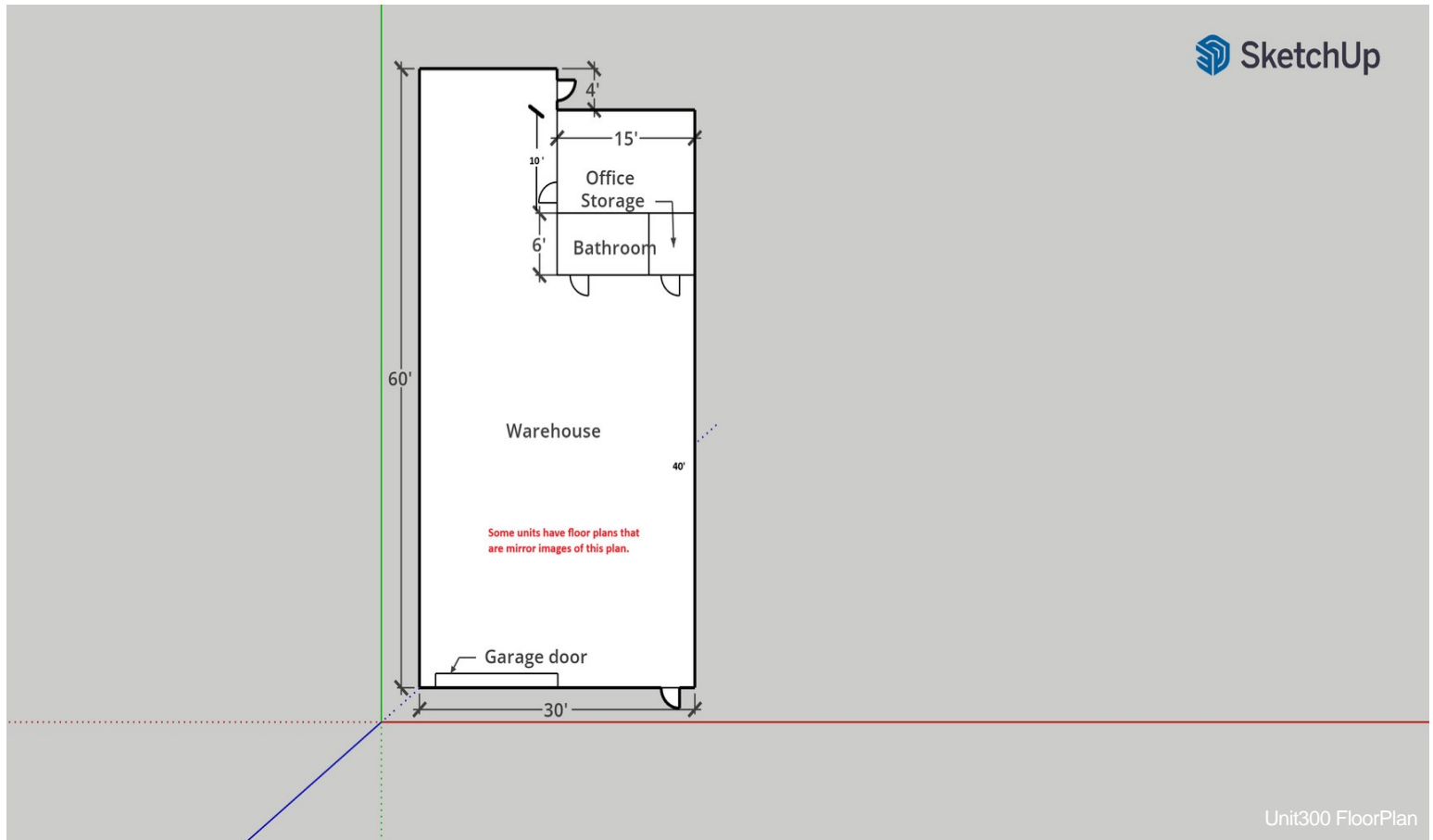


Lobby-Office

Property Photos



Property Photos



Property Photos



Image6



Image4

Property Photos



Property Photos



Image5