

Industrial ★ LEASE

LanCarte.com

180 LION CT, RHOME, TX 76078

80,250 SF WAREHOUSE



Mark Boone
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PROPERTY FEATURES

- Estimated Delivery: Q4 (2026)
- 20,000 - 80,250 SF Available
- 30' - 42' Clear Height
- No Interior Columns
- LED Lighting
- Foam Insulated
- 2 Dock High Doors (9' x 10')
- 2 Grade Level Doors (16' x 14')
- Building & Monument Signage Available
- 150-Foot Building Depth
- Heavy Power Available
 - 480 3-Phase (extensive amperage)
- Land Area: 8.15 AC
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- No Zoning Restrictions

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 an expanding hub for industrial.

LEASING STRUCTURE

CONTACT BROKER

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SITE PLAN



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SITE AERIAL PHOTOS TAKEN 02/26



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EXAMPLE OF SIMILAR DEVELOPMENT:

155 TIGER DR, RHOME, TX 76078 - 80,250 SF





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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