

New Construction 100% HVAC Building Available October 2024



215 FAIRWAY DRIVE INDUSTRIAL • FOR LEASE • 37,581 SF AVAILABLE ROANOKE, TEXAS 76262

Property Highlights:

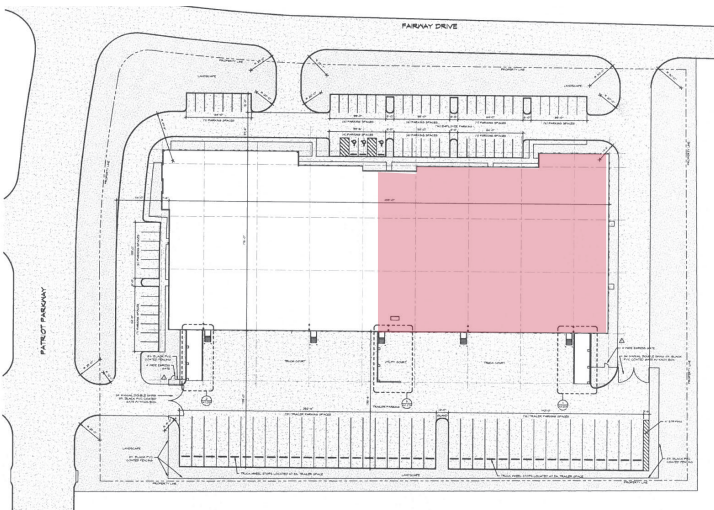
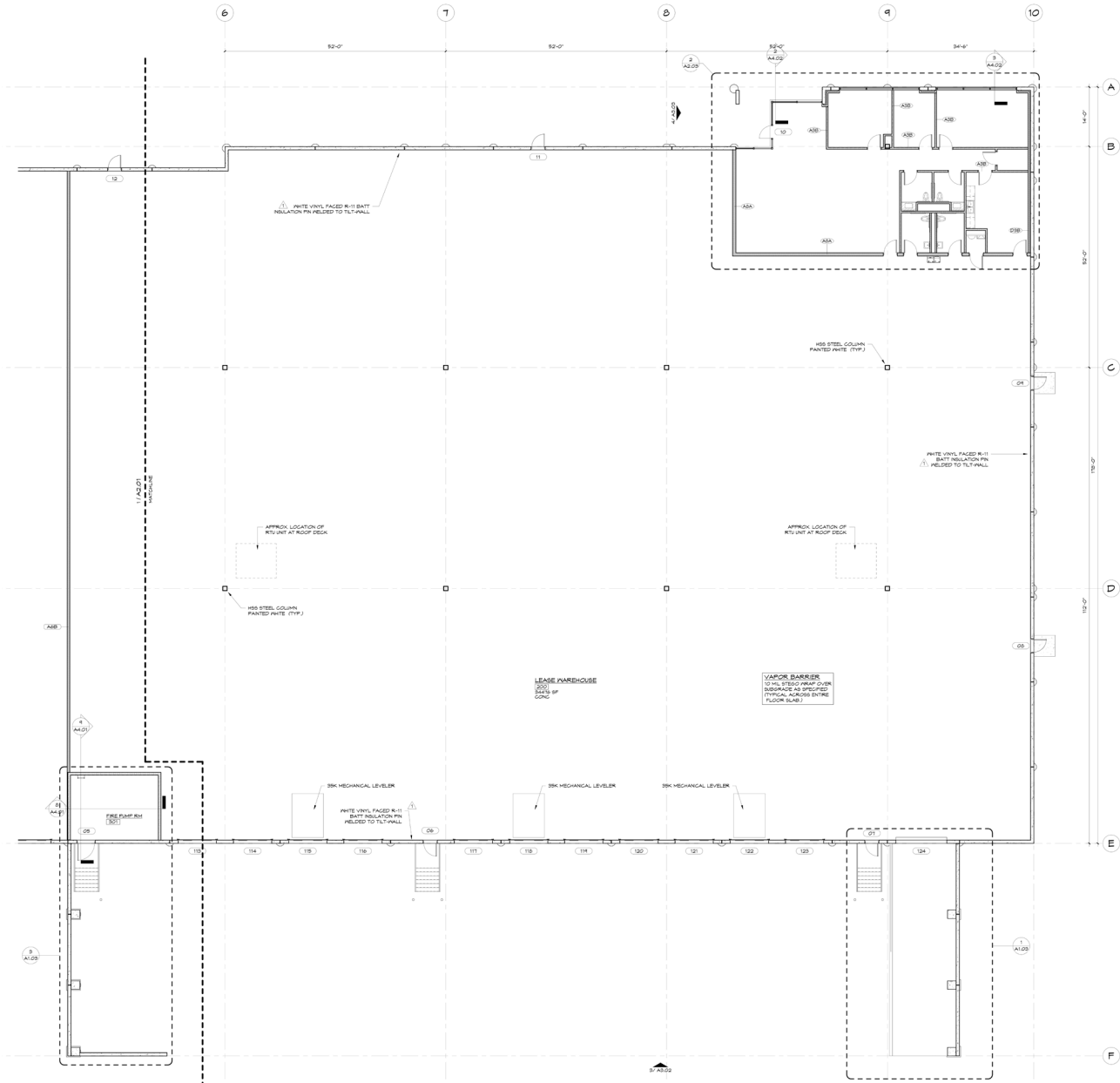
- 37,581 SF available (74,206 total building SF)
- 2,537 SF office
- Ten (10) dock high doors (9'x10') with three (3) mechanical levelers
- 32' Clear height
- One (1) oversized ramp door (12'x14')
- 164' Warehouse depth
- 129' Truck court depth
- 52' x 52' Column spacing
- 100% air-conditioned warehouse (1-25 ton RTU and 1-20 ton RTU)
- Power: Three phase 480 volts with 264 amps and 336 amps total load with spare capacity
- Sprinklered (ESFR)
- Great Accessibility to Hwy 114, Hwy 170 and I-35W
- Located in Alliance Gateway



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Spec Office Plan - 2,537 SF



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Notable Neighbors:



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