

Industrial Storage Lots ★ LEASE

TEXAS MOTOR SPEEDWAY

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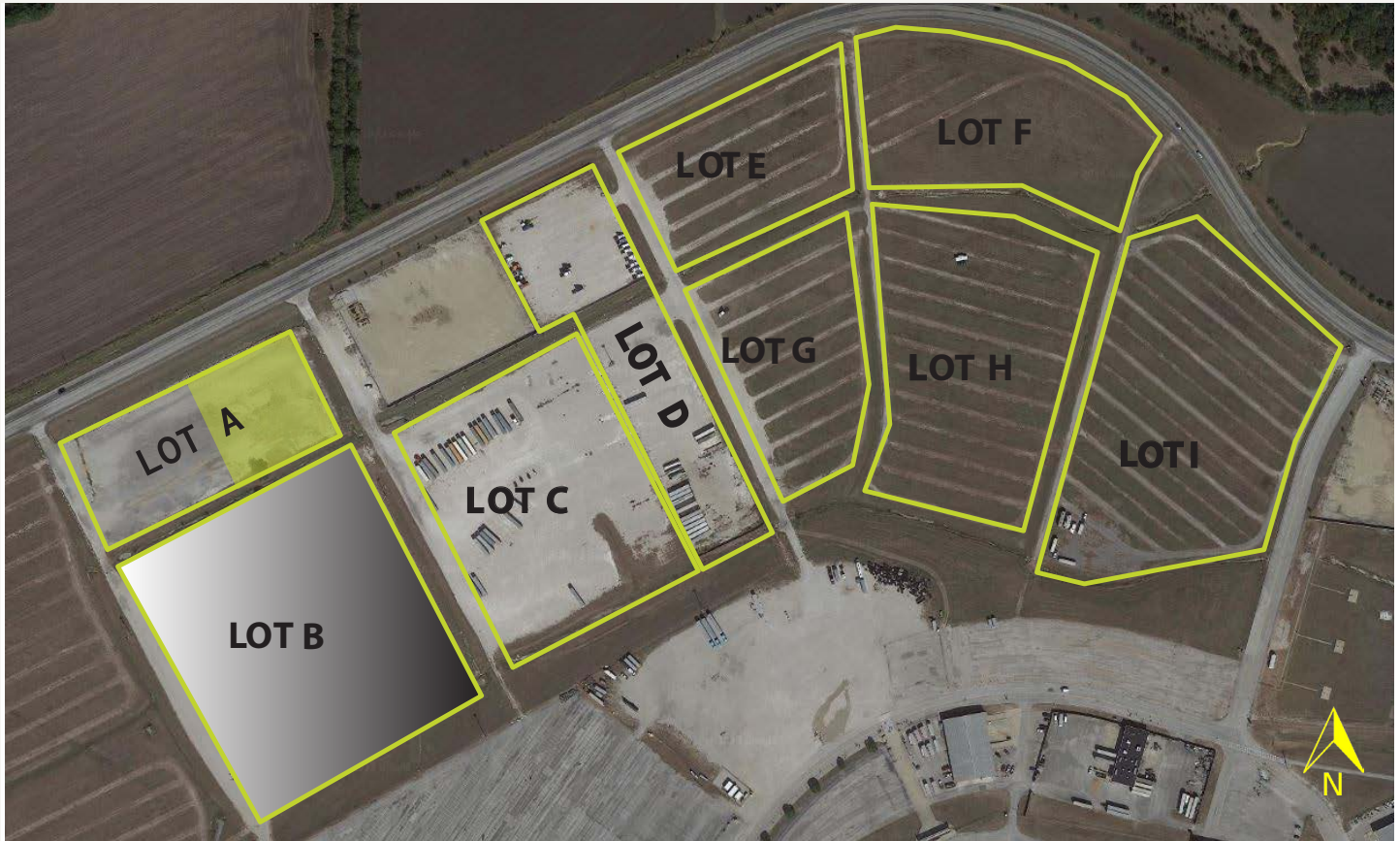
VICTORY CIRCLE: HWY 114 / IH-35W / INTERMODAL & ALLIANCE AIRPORT AREA



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PROPERTY FEATURES

- Total of +/- 55.0 acres subdivided into lots ready for ground lease, level, electric available, unique location not subject to zoning or permit
- Flex-gravel, fencing, and lighting can be added to all lots if not already installed
- Ideal for drop yard, equipment storage, trailer parking, container storage and fleet operations
- Priced as a gross lease

LOCATION OVERVIEW

- Located within the transportation hub of IH-35W, Hwy-114, BNSF Intermodal, and the Alliance Airport in Northlake, TX
- Specifically located at the NWC of IH-35W and Hwy- 114 in the NW corner of the Texas Motor Speedway grounds off of Victory Circle
- Within 6.2 miles (12 min.) of either Alliance Airport or BNSF Intermodal
- Easy access to Hwy 114, IH-35W, and FM 156 via internal roads

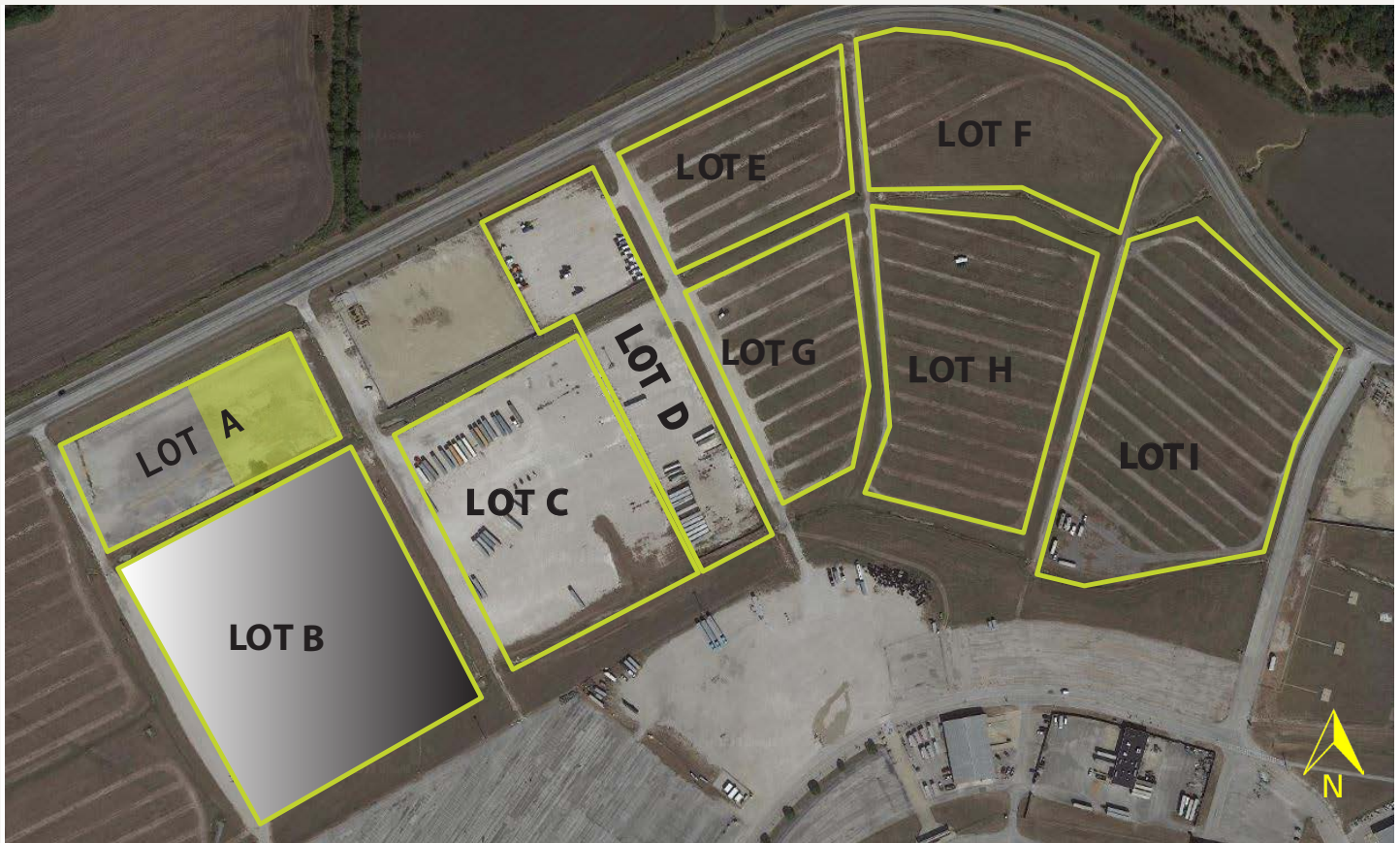
LEASE RATE & STRUCTURE

\$3,500/AC/Month

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LOT	ACRES	DESCRIPTION (MOST CAN BE SIZED TO SUIT)	STATUS
A	+/- 4	Half-leased, flex-gravel base	LEASED
B	+/- 10	Flex-gravel base, fenced w/ razor wire (ready now)	Available
C	+/- 7	Flex-gravel base (ready now)	Available
D	+/- 4.6	Flex-gravel base, fenced	LEASED
E	+/- 3.5	Ready to customize to your needs	Available
F	+/- 4.5	Ready to customize to your needs	Available
G	+/- 4.3	Ready to customize to your needs	Available
H	+/- 7.8	Ready to customize to your needs	Available
I	+/- 9.25	Ready to customize to your needs	Available

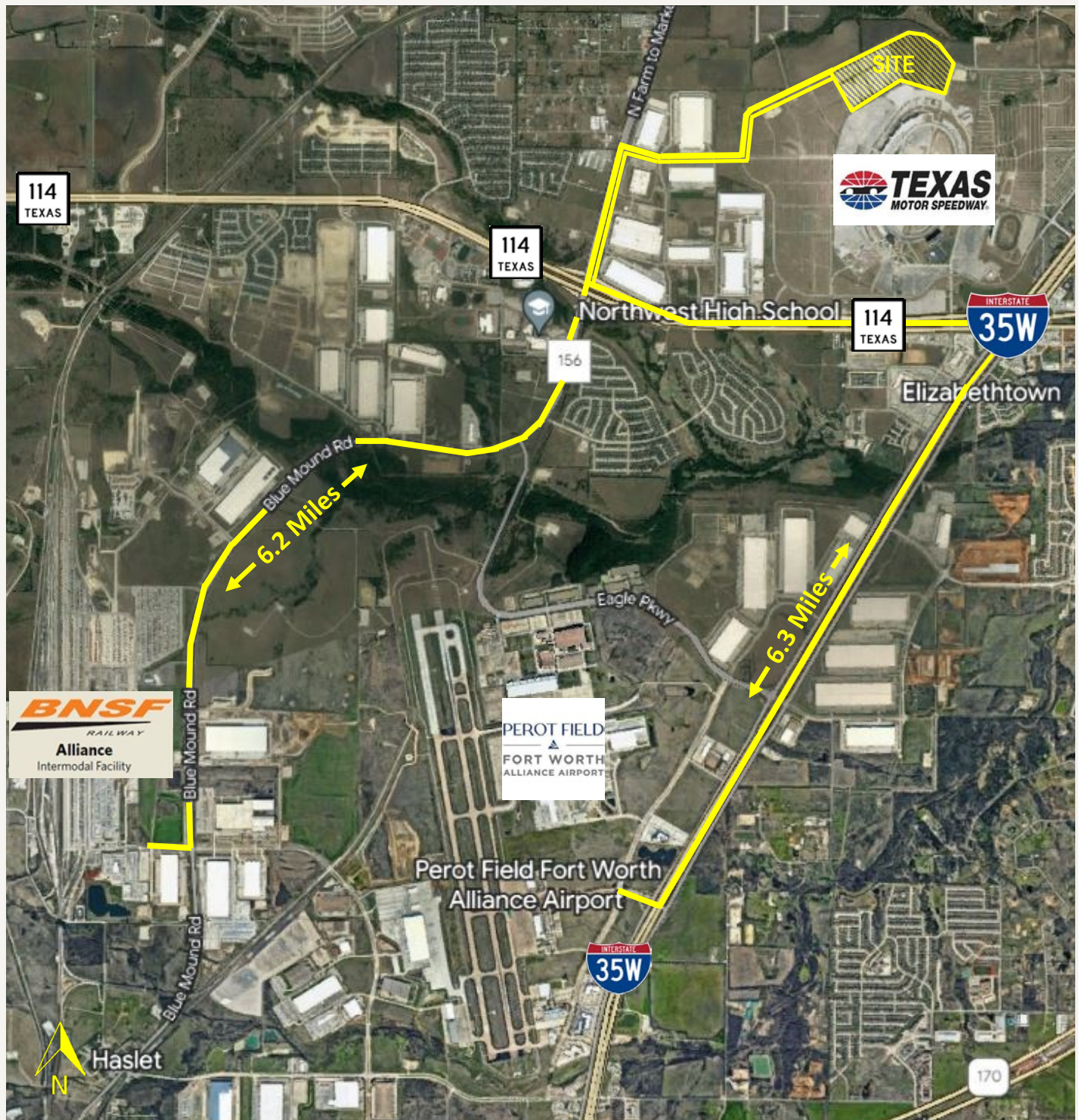
****Ideally looking for 3-5 lease term. Can go as short as 2 years and up to 7 years.**

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AREA AERIAL



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AREA MAP





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Morgan Hamilton

214-542-1239 | mhamilton@lancarte.com

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