

# Flex/Industrial for Lease

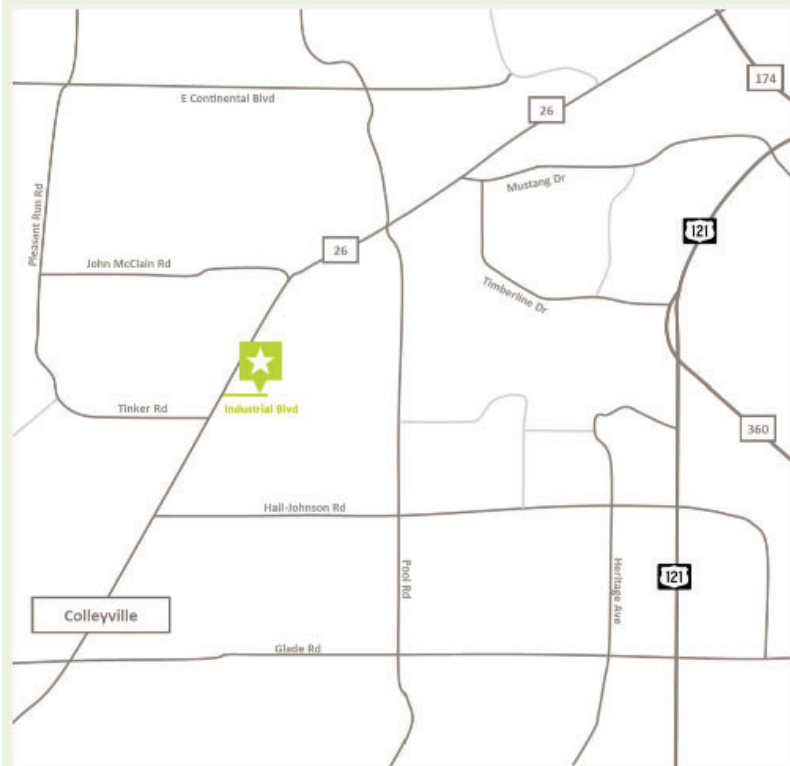
1900 & 1904 Industrial  
Blvd Colleyville, TX 76034



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**(469) 660-8460**

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## Lease Rate & Structure

16.75 / SF NNN (est. 4.33 opex)

## Property Features

- +/- 1,721 SF (1,141 SF Office, 580 SF Warehouse)
- Grade level overhead door (12' x 14')
- 4.42 / 1000 SF Parking Ratio
- 3 Phase Power
- Zoned "ML" Light Manufacturing
- +/- 1 27,000 total SF
- .95 Acres
- Easy access to SH 114/SH 121 + DFW airport

## Location Overview

The subject property provides an ideal infill location within the Southlake/Grapevine/Colleyville submarket. It is located just off Colleyville Boulevard with an average traffic count of around 17,000 vehicles daily. This property is strategically located in an area with heavy traffic counts and easy access to highway 121 and the DFW International Airport.

## Available Space

- Suite 200 1,721 SF



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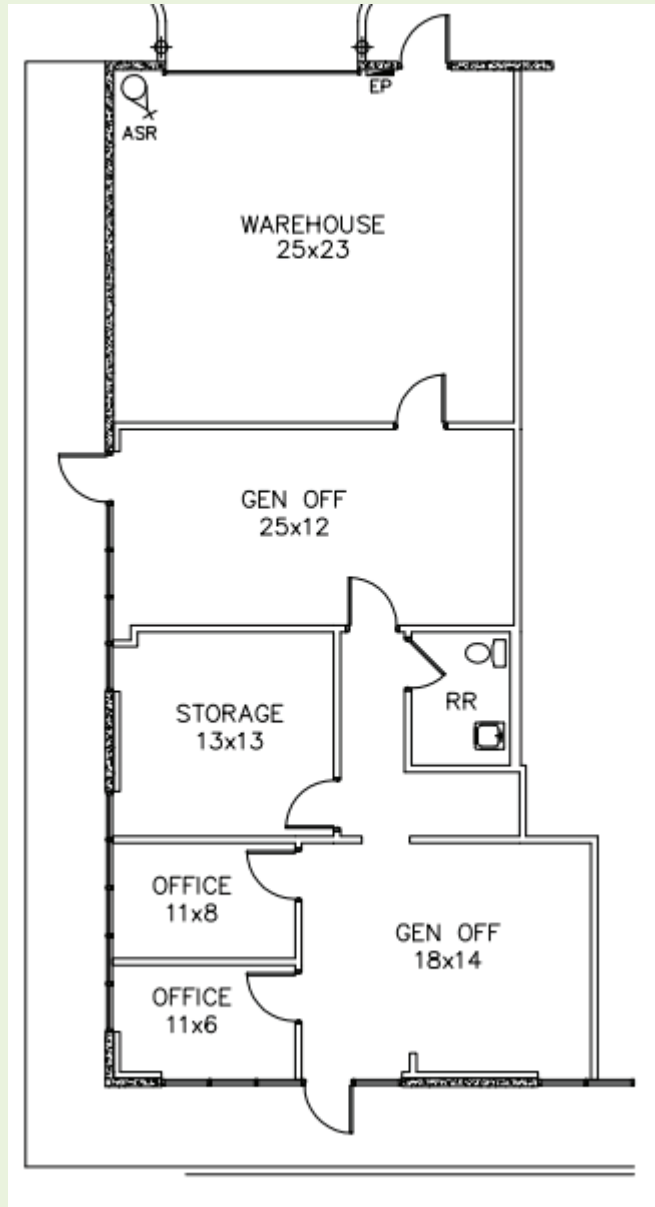
## Exterior Photos



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Floor Plan  
Suite 200



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