

FOR LEASE

BEACON POINT BUSINESS PARK  
4086 & 4088 BEACON RD  
EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$600 - \$1,900 /mo. (Gross)
Building Size:	12,000 SF
Year Built:	2022
Lot Frontage (ft):	145
Zoning:	OCL - Outside City Limits
Available SF:	1,200 SF

PROPERTY OVERVIEW

**Brand-New Shops with Flexibility and Ideal Location:**

**Property Overview:**

- Be the first to occupy these newly constructed shops, available from July 1st, 2022.
- Units can be seamlessly combined to create two spacious 6,000 sf buildings, offering flexibility for various business needs.
- Strategically situated in close proximity to the Pinnacle Development, which is planning 750 homesites and is home to Sundown Elementary and Randall High School.
- Additionally, it's conveniently located across from the Beacon Point Development, which is planning 1,626 homesites.

**Unit Options:**

- Choose from a range of sizes, starting from a compact 1,000 sf (30' x 40') and expanding up to a generous 6,000 sf (60' x 100') per building.

**Features:**

- Easy access via 14' overhead doors.
- Comfortable 15' sidewalls, providing ample vertical storage space.
- Each unit boasts a fenced storage yard, ensuring the security of your assets.
- Energy-efficient spray foam insulation and LED lighting.
- Enjoy fully air-conditioned spaces.
- Equipped with 3-phase electric for enhanced power capabilities.

These brand-new shops offer the perfect blend of modern amenities, flexibility, and an ideal location in a rapidly developing area. Don't miss the opportunity to establish your business in this prime space.

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# BEACON POINT BUSINESS PARK 4086 & 4088 BEACON RD LEASE SPACES

**GAUT·WHITTENBURG·EMERSON**  
Commercial Real Estate  
 

## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	600 - 6,000 SF	Lease Rate:	\$600 - \$1,600 /mo

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4086 Beacon Unit 100 & 110	LEASED	2,400 SF	Gross	LEASED	60' X 40' w/ restroom & air conditioned
4086 Beacon Unit 120	LEASED	600 SF	Gross	LEASED	20' X 30' w/ restroom & air conditioned
4086 Beacon Unit 130	LEASED	600 SF	Gross	LEASED	20' X 30' w/ restroom & air conditioned
4086 Beacon Unit 140	Available	1,200 SF	Gross	\$1,000 per month	30' X 40' w/ restroom & air conditioned
4086 Beacon Unit 150	LEASED	1,200 SF	Gross	LEASED	30' X 40' w/ restroom & air conditioned
4088 Beacon Unit 160	LEASED	1,200 SF	Gross	LEASED	30' X 40' w/ restroom & air conditioned - Can be combined
4088 Beacon Unit 170	Available	1,200 SF	Gross	\$1,000 per month	30' X 40' w/ restroom & air conditioned
4088 Beacon Unit 180	LEASED	600 SF	Gross	LEASED	20' X 30' w/ restroom & air conditioned - Can be combined
4088 Beacon Unit 190	LEASED	600 SF	Gross	LEASED	20' X 30' w/ restroom & air conditioned
4088 Beacon Unit 200	Available	2,400 SF	Gross	\$1,900 per month	60' X 40' w/ restroom & air conditioned

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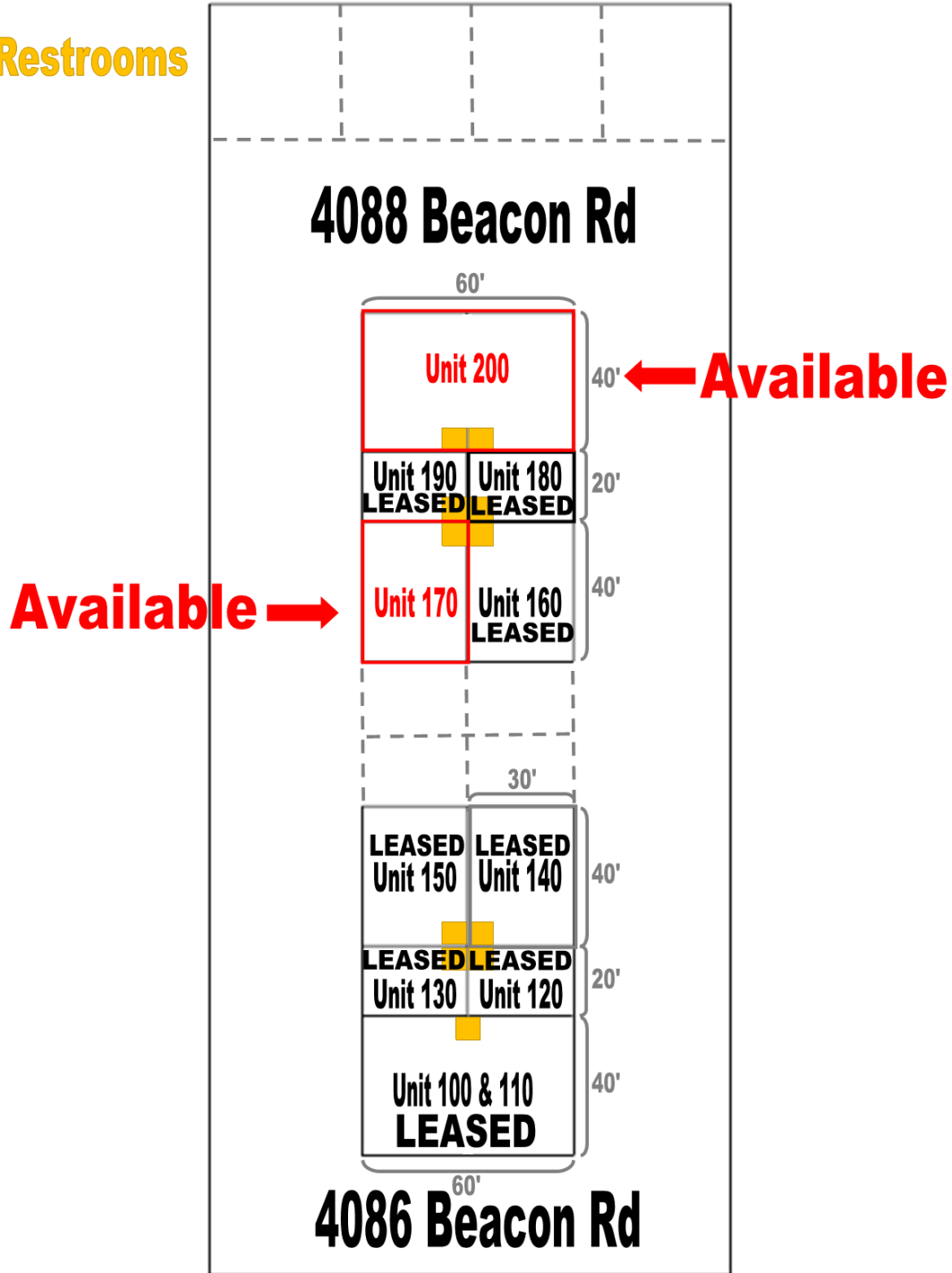
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4086-4088 BEACON RD - BEACON  
POINT BUSINESS PARK  
SITE PLANS

■ Restrooms



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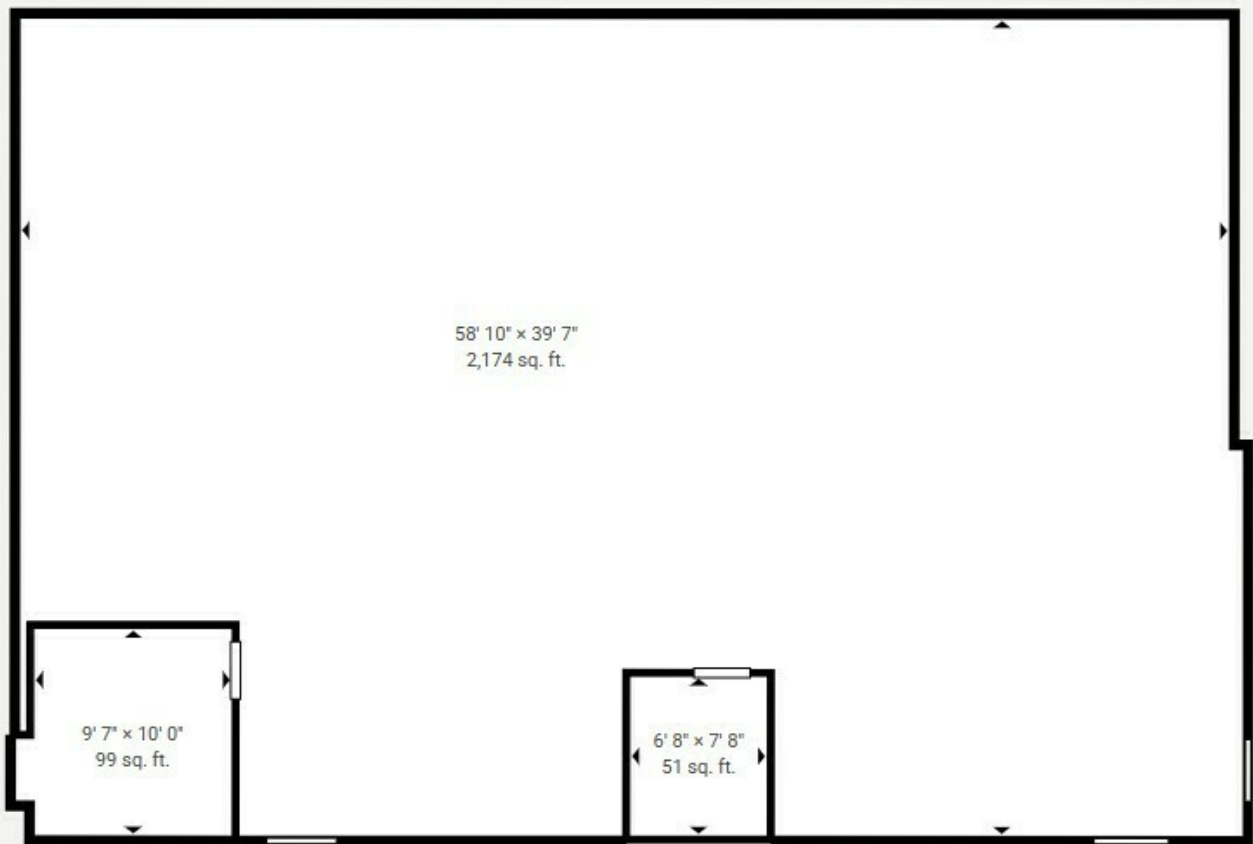
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4086-4088 BEACON RD - BEACON  
POINT BUSINESS PARK  
FLOOR PLANS

GAUT·WHITTENBURG·EMERSON  
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CCIM S10R

360° VIRTUAL TOUR



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FOR LEASE

# BEACON POINT BUSINESS PARK 4086 & 4088 BEACON RD RETAILER MAP

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