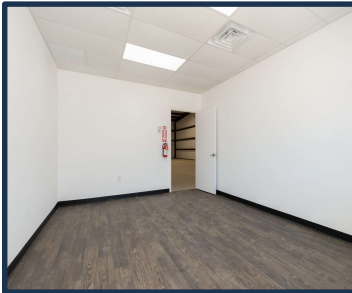


17540 Matany Road

Justin, TX 76247



Space Available: 2,000 - 6,000 SF
Property Type: Industrial
Property Subtype: Warehouse
Rentable Building: 36,000 SF
Year Built: 2023
Rental Rate: Upon Request
Lease Term: Negotiable



SCHEDULE A TOUR TODAY!



Shane
Clark

(469) 688-6663

shane@americorealestate.com

14800 Landmark Blvd, Ste 100
Dallas, TX 75254

WAREHOUSE FEATURES



- Newly constructed units
- Grade-level loading with oversized garage doors
- 18' clear heights
- Modern airconditioned interior offices

INDUSTRY PRESENCE



Area preferred by top industrial tenants like DHL, Clorox, Sam's Club, GE, and others - all within 10-minutes.

GROWTH FORCASTED AREA



Rapidly growing area with number of residents within a 5-mile radius projected to rise by 7% from 2023-2028.

STRATEGIC LOCATION



- 3 miles to Texas Motor Speedway
- 4 miles to TX114 and I-35 Intersection
- 6 miles to Alliance Airport
- 22 miles to Fort Worth

