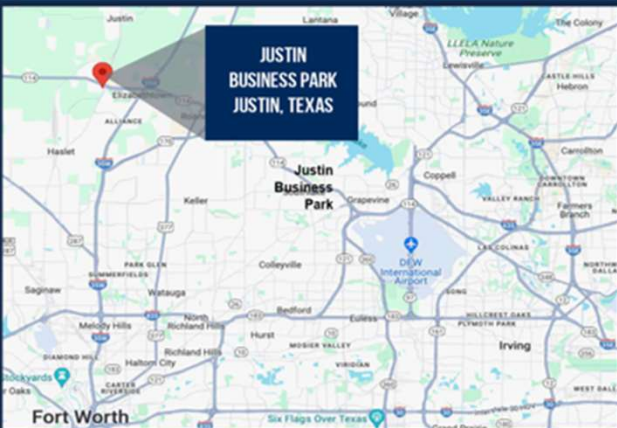




PROPERTY SUMMARY

Space Available:	2,000 – 6,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Area:	36,000 SF
Year Built:	2024
Rental Rate:	Upon Request
Lease Term:	Negotiable



PROPERTY OVERVIEW

Set up shop on one of the new frontiers of growth for the greater Dallas-Fort Worth area in a recently built warehouse at 17540 Matany Road, presented by Americo Real Estate. Justin Business Park offers grade-level loading units with oversized garage doors ranging from 2,000 to 6,000 square feet. The warehouses have high eave heights, lighting, and durable 6-inch concrete floors. Spaces also come with air-conditioned private offices.

PROPERTY HIGHLIGHTS

- MODERN INDUSTRIAL WAREHOUSE**
 Industrial warehouse space built in 2023 with oversized garage doors, private offices, 6" floors, sprinklers, and lighting.
- AFFLUENT CLIENT BASE**
 Client-based businesses can serve a robust base, with over 83,000 households reporting an average income of \$138,420 within 10-miles.
- STRATEGIC LOCATION**
 Within 5 miles of the TX 114 and I-35 intersection, Tanger Outlets, Texas Motor Speedway, Alliance Airport, and the BNSF Alliance Rail Yard.
- PREDOMINANT TENANT NEIGHBORHOOD**
 Area preferred by high-profile industrial tenants such as DHL, Clorox, Sam's Club, GE, Lab Supply, and more occupy space within 10-minutes.
- GROWTH FORECASTED AREA**
 Located in a rapidly growing area; the number of residents within a 5-mile radius is projected to rise by 7% from 2023 to 2028.



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