



FOR LEASE

Research Park Industrial

PROPERTY OVERVIEW

- FREE RENT PROMO: 3 Months Free on 3 Year Term
- Immediate proximity to Hwy 77 / Flood Ave
- Easy access to I-35
- Power-200 amp/3 phase
- Featuring grade level overhead doors (12 x 12)
- New construction
- 16' ceilings
- Property not eligible for use by cannabis industry

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr
NNN Fees:	\$2.18/SF
Available SF:	1,500 - 4,500 SF
Lot Size:	0.2 Acres
Building Size:	10,500 SF
Years Built:	Phase I-2018 / Phase II-2023
Zoning:	I-1 (Light Industrial)

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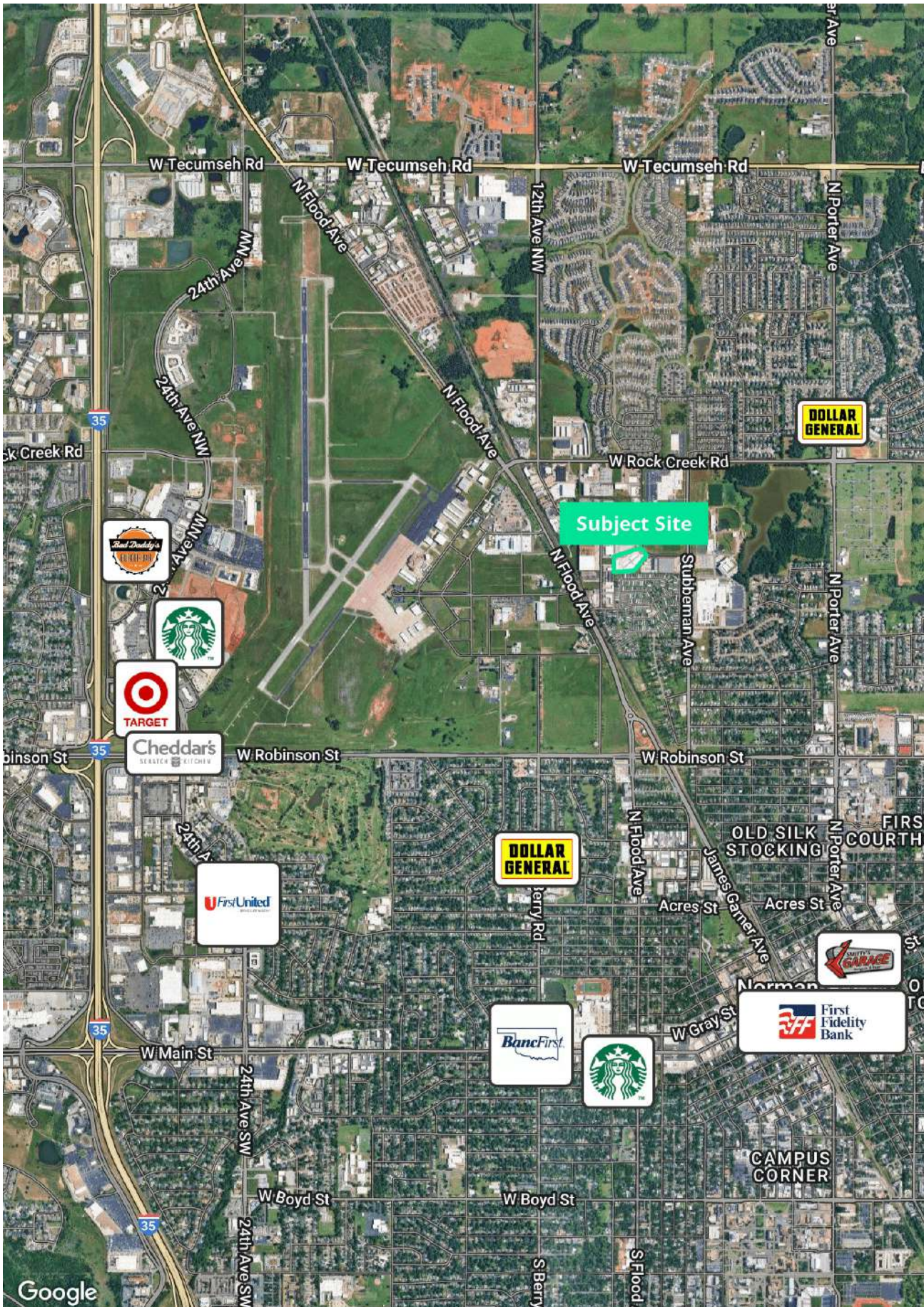
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
2000-100&104	Available	3,000 SF	NNN	\$12.00 SF/yr
720-114	Available	1,500 SF	NNN	\$12.00 SF/yr
720-118	Available	1,500 SF	NNN	\$12.00 SF/yr
728-104	Available	1,500 SF	NNN	\$12.00 SF/yr

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