FOR LEASE - 4,982 SF
176 VALLEY RIDGE BLVD
LEWISVILLE, TX 75057

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NEW CONSTRUCTION
READY FOR OCCUPANCY!

LOCATION

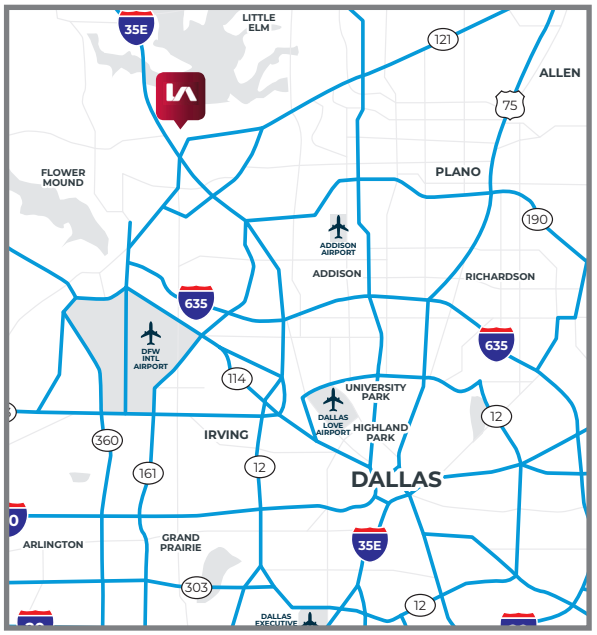
COUNTY	Denton
MARKET	Northwest
SUBMARKET	Lewisville

BUILDING HIGHLIGHTS

TOTAL BUILDING SF	18,684 SF
AVAILABLE SUITE	
SUITE 4	4,982 SF
CLEAR HEIGHT	20'-22'

LISTING HIGHLIGHTS

AVAILABLE SF	4,982
SPEC OFFICE SF	270 SF for Suite 4
SPRINKLERED	Yes
LOADING	One (1) 14'x14' Grade-Level Doors
COMMENTS	Move-In Ready Ability to Occupy Single or Multiple Suites Rear Load Configuration Insulated Warehouse HVAC Ready Warehouse 3-Phase, 208V, 210 Amps per Suite Electric Heaters Valley Ridge Blvd Frontage & Visability 1 mile from Interstate 35E 1.5 miles from Business 121 Tenant Signage on Front of Building



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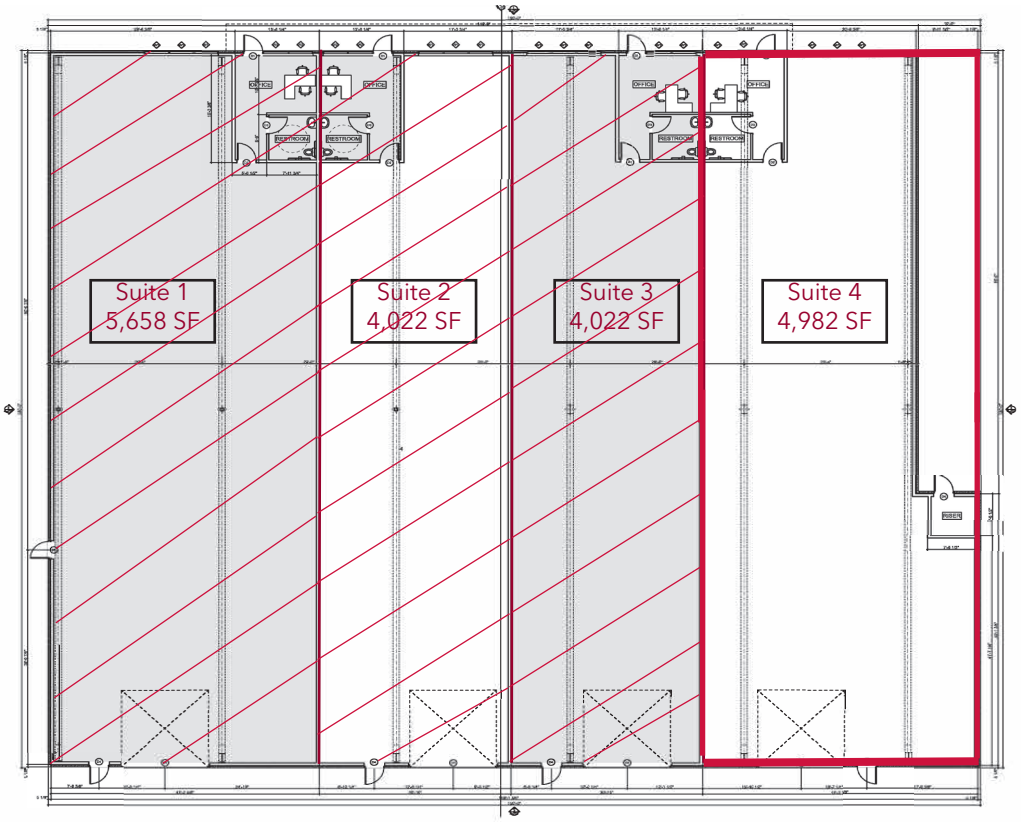

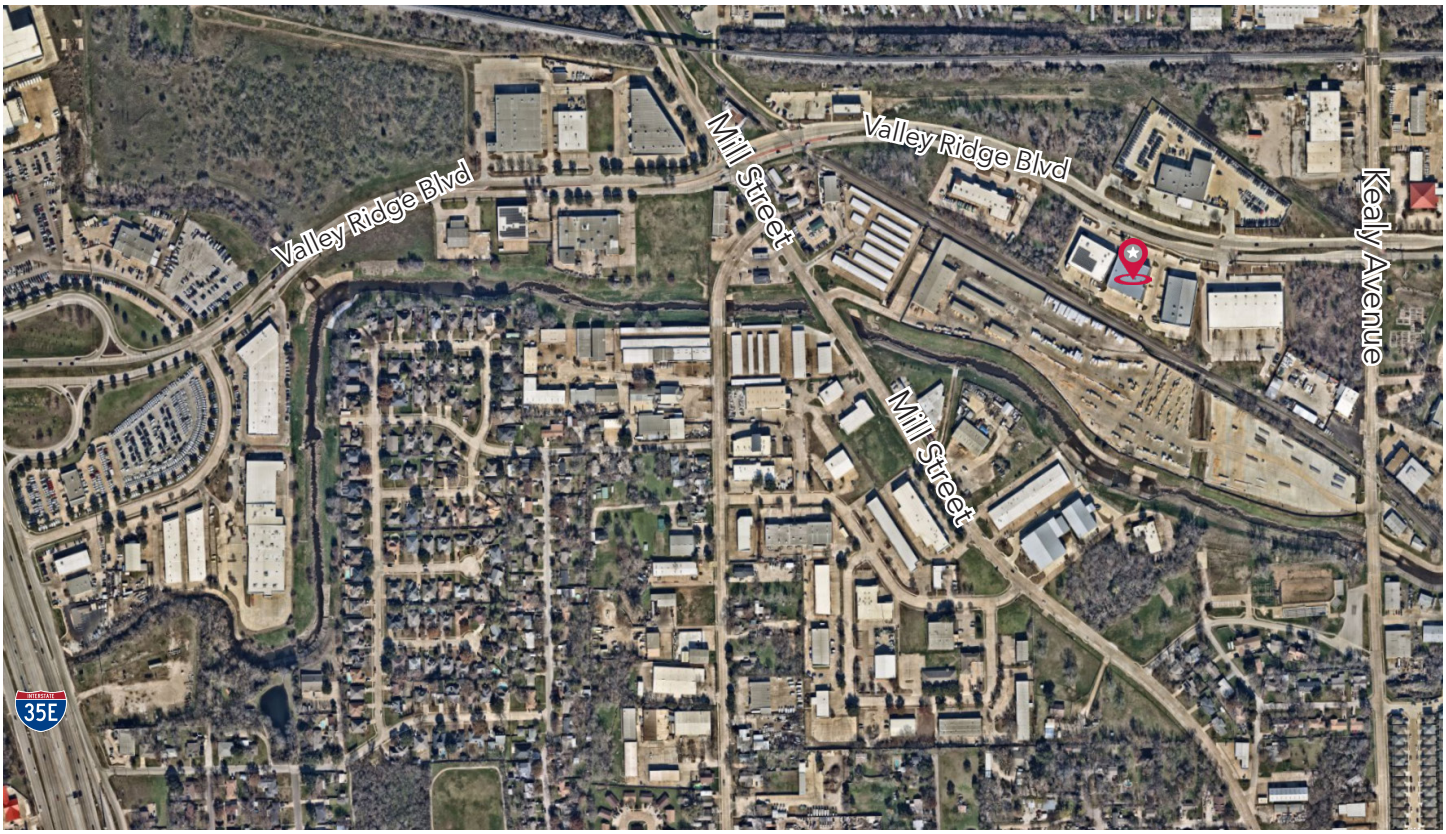

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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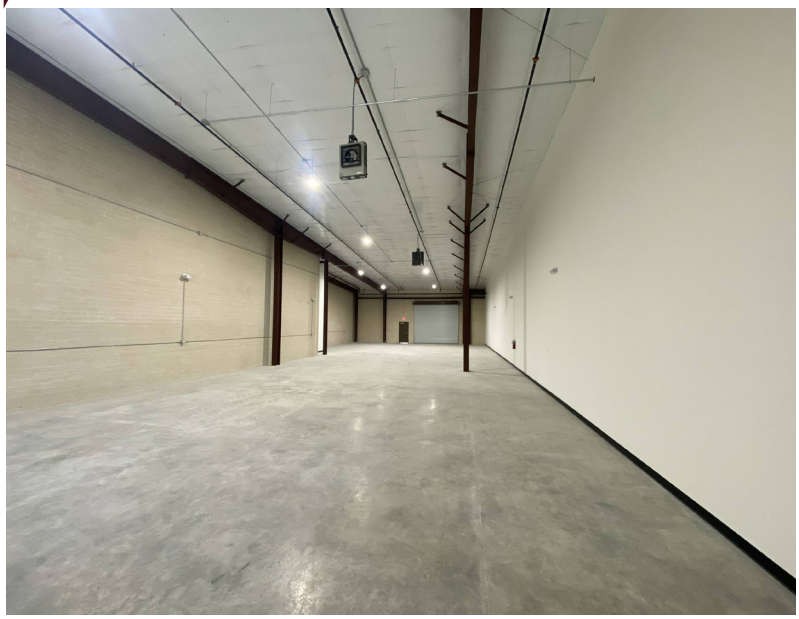

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