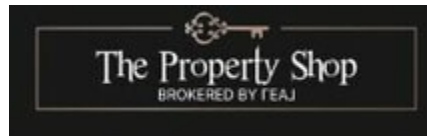




325 N Saginaw Blvd

325 N Saginaw Blvd, Saginaw, TX 76179



Amanda Pittman

The Property Shop

120 St Louis Ave, Suite 117, Fort Worth, TX 76104

Amandajoyrealestate@gmail.com

(972) 800-1535



325 N Saginaw Blvd

\$30.00 /SF/YR

Newly constructed storefront retail/office center located in the heart of Saginaw, TX. Up to 14,000 SF available with flexible configurations. Units can be combined to suit a variety of tenant needs, from small suites to larger anchor style spaces. Build-to-suit, allowing tenants to customize their space from the ground up to meet specific operational requirements.

Positioned...

- Newly constructed retail and office center providing modern design and customizable interiors.
- Flexible configurations with the option to combine suites for a wide range of tenant requirements.
- Build-to-suit opportunities allowing tenants to tailor spaces to their operational needs from the ground up.
- Prominent frontage along Saginaw Boulevard, one of the area's busiest corridors with high daily traffic counts.
- Outstanding visibility enhanced by available pylon signage for maximum brand exposure.
- Convenient access for both local residents and regional commuters, supporting strong customer traffic.



Rental Rate:	\$30.00 /SF/YR
Min. Divisible:	960 SF
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	14,854 SF
Year Built:	2024
Walk Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.50 /SF/MO

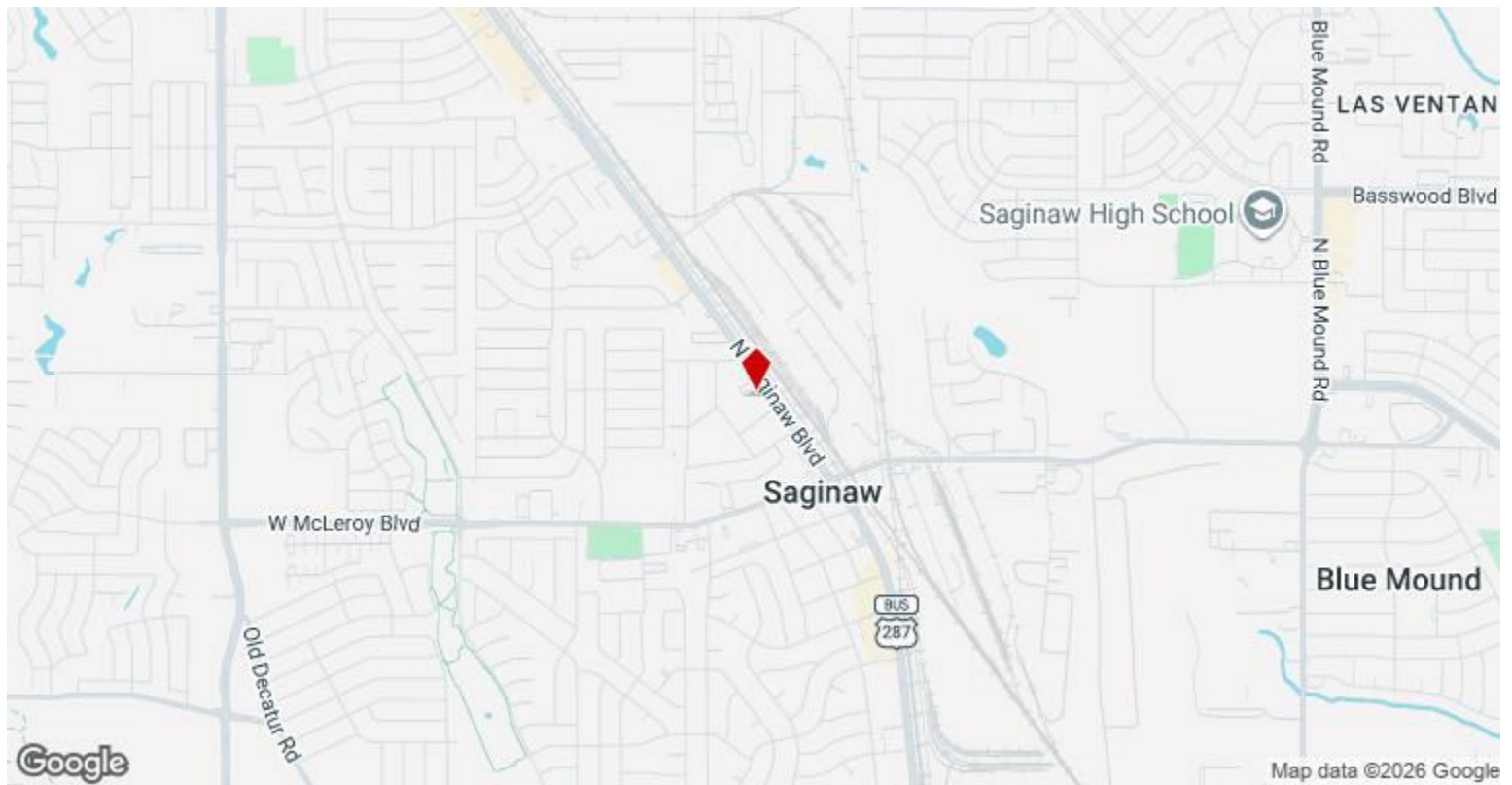
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1st Floor

Space Available	960 - 14,000 SF
Rental Rate	\$30.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 Years

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hofer Builders, Inc.	-	
Monument Solar	-	



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Positioned on one of the area's highest traffic corridors with approximately 75,000+ vehicles per day, this building offers exceptional visibility with pylon signage availability and direct frontage on Saginaw Blvd.

Property Photos



Property Photos



Property Photos



photo_22



photo_25

Property Photos



photo_26

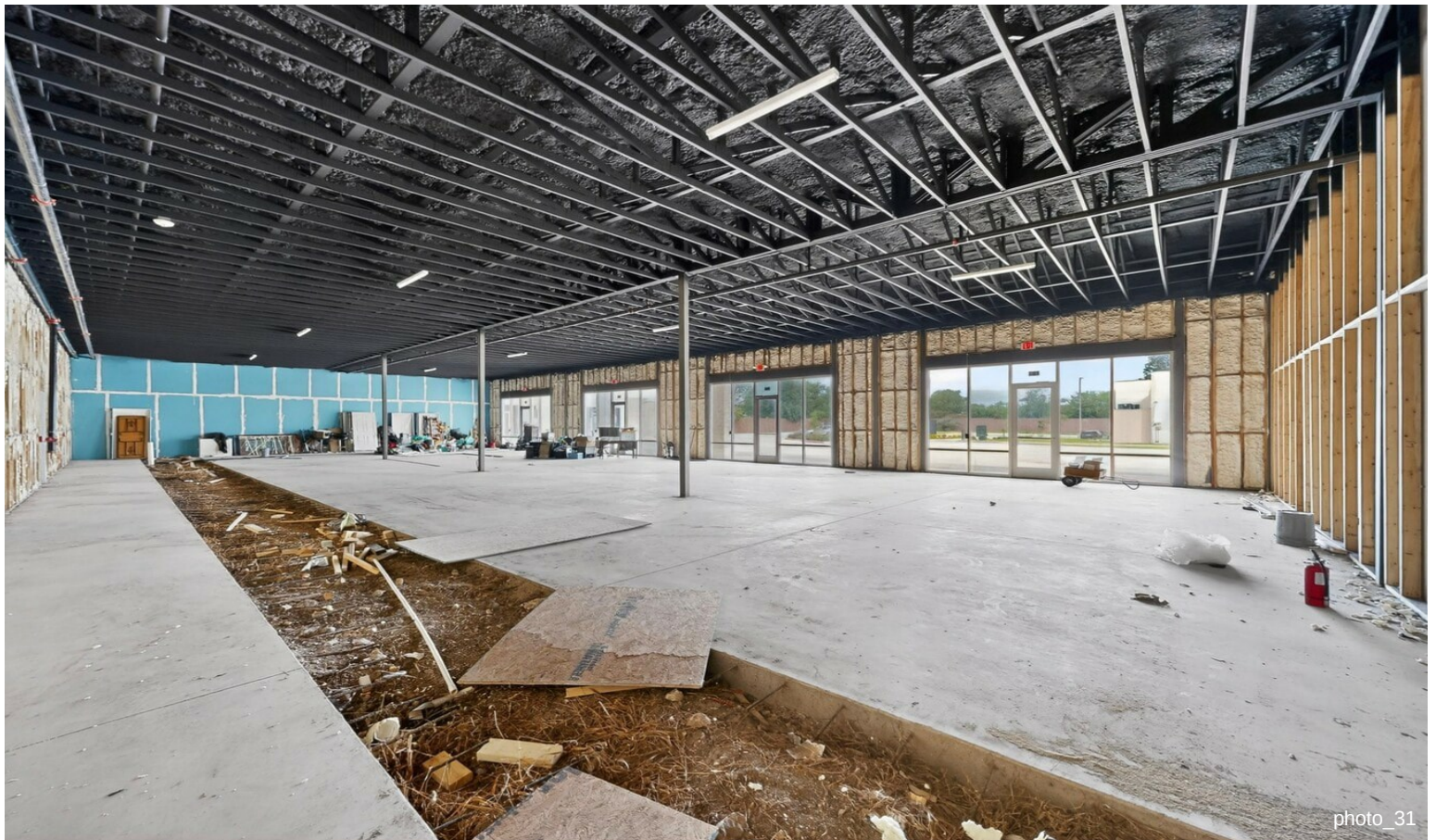


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Property Photos

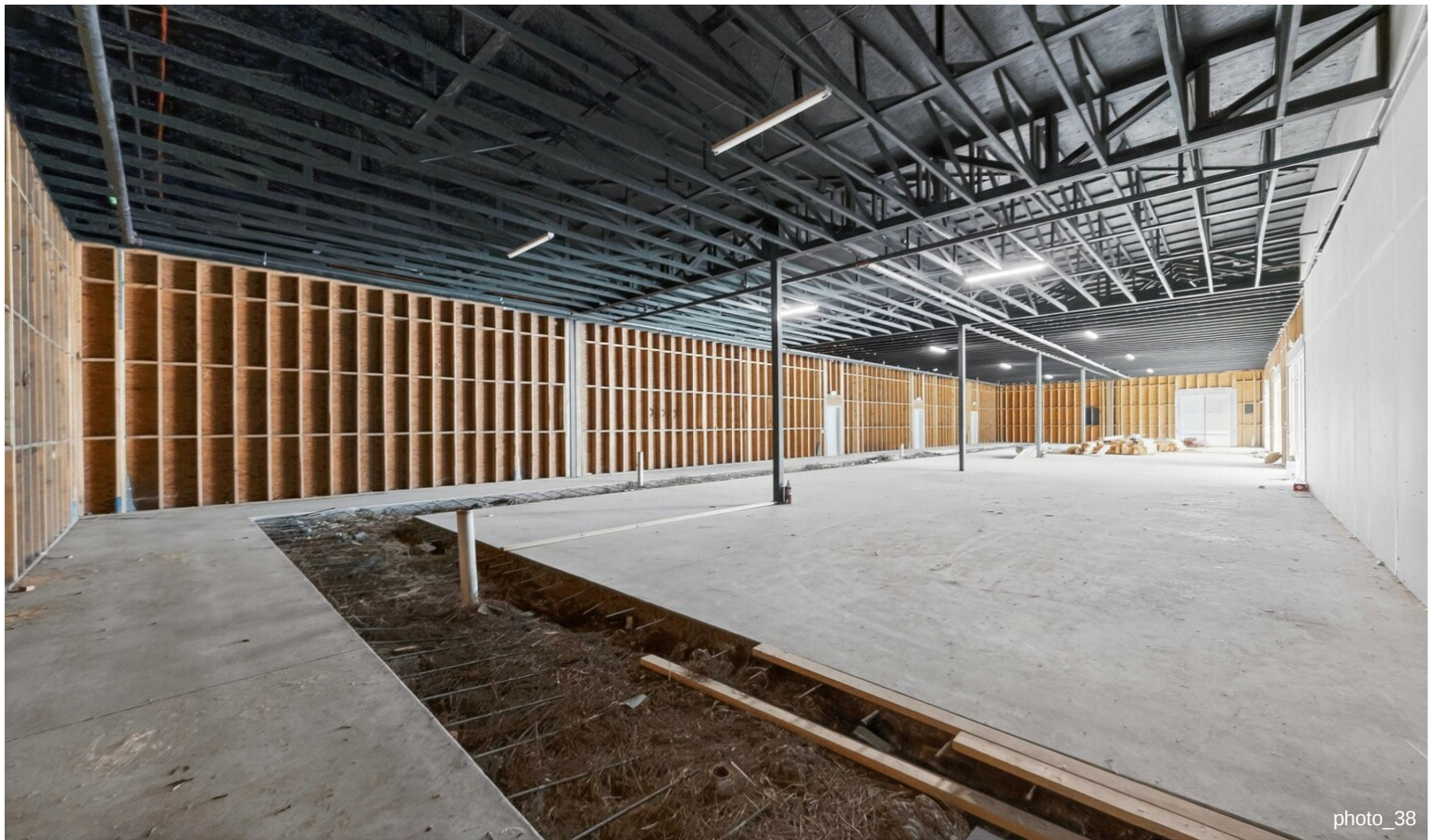
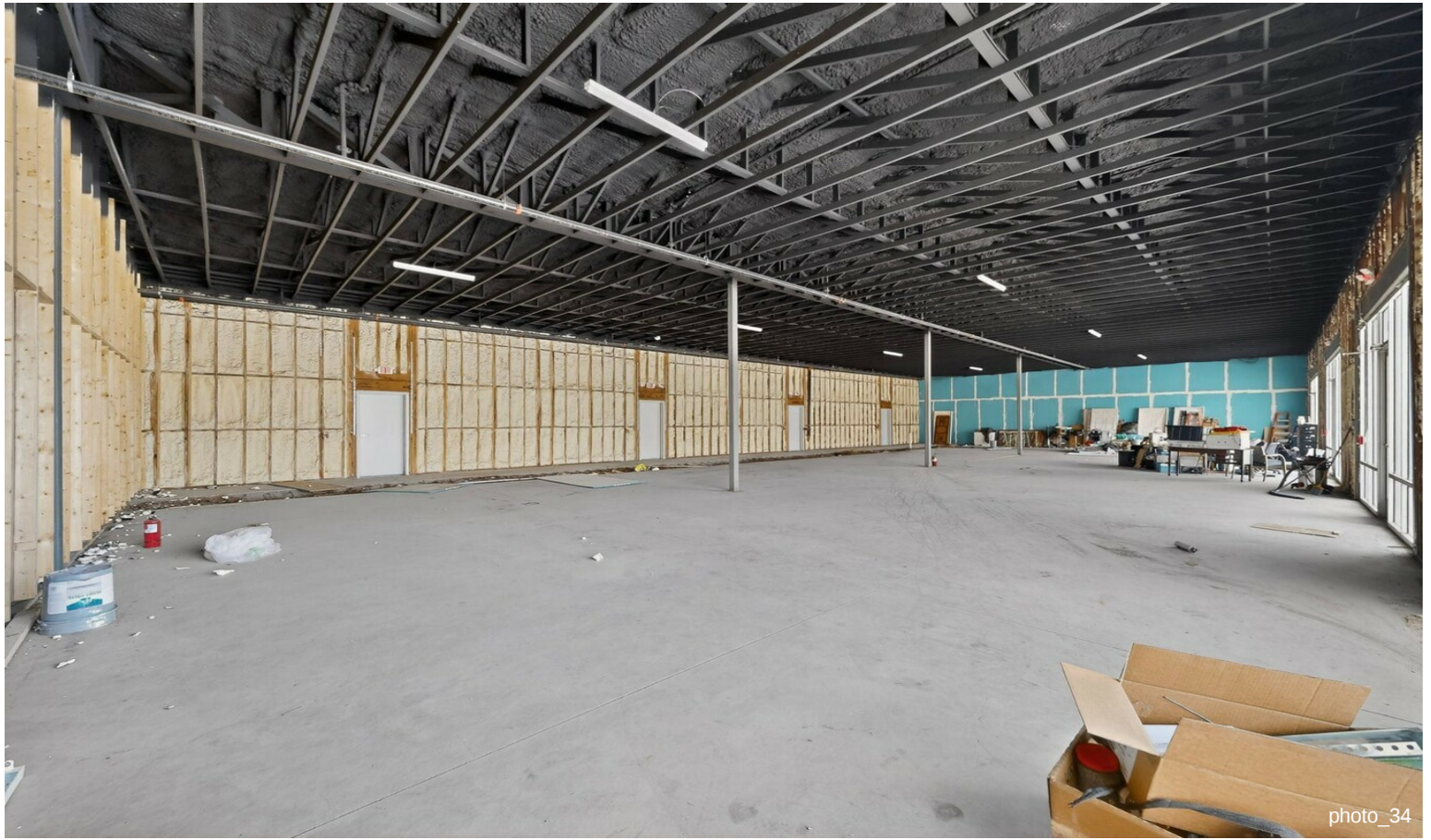


Building Photo

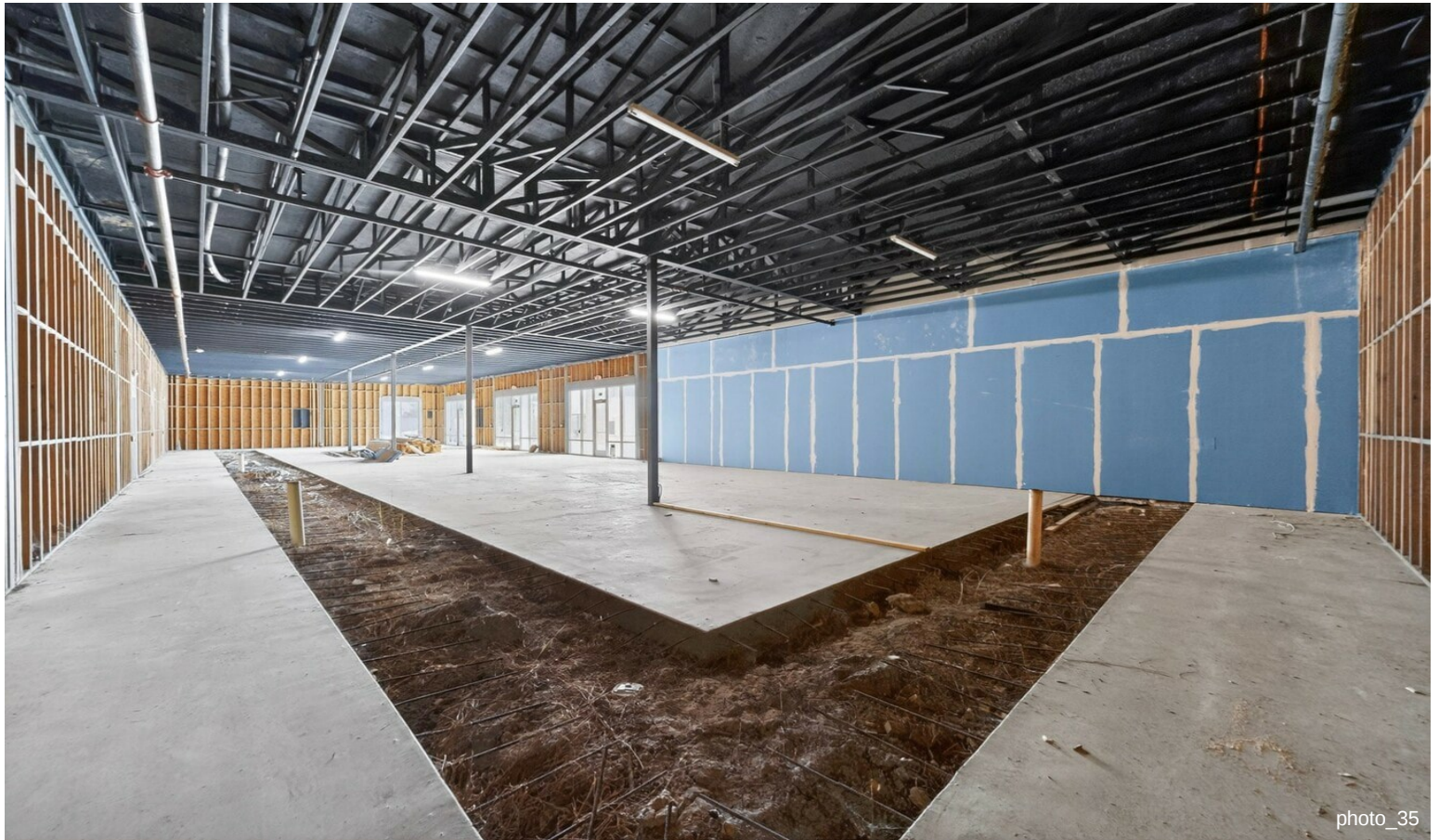


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Property Photos



Property Photos



Property Photos

