

FOR LEASE

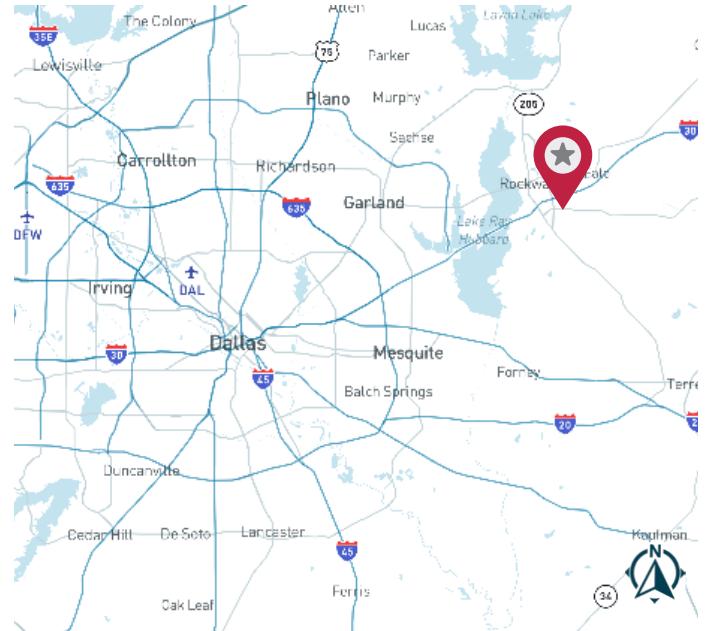
1605 Research Circle | Rockwall, TX 75032



1605 Research Circle **±51,000 - ±102,000 SF | WAREHOUSE**

AVAILABILITY HIGHLIGHTS

- 51,000 - 102,000 SF Total Available
- Two Separate Office Pods
- Move-In Ready
- Ten (10) Dock High Doors
- One (1) Ramp Door
- 28' Clear Height
- ESFR Sprinklers
- Front Park Rear Load Building
- Two (2) Big Ass Fans
- Heavy Power
- Fenced Secured Truck Court



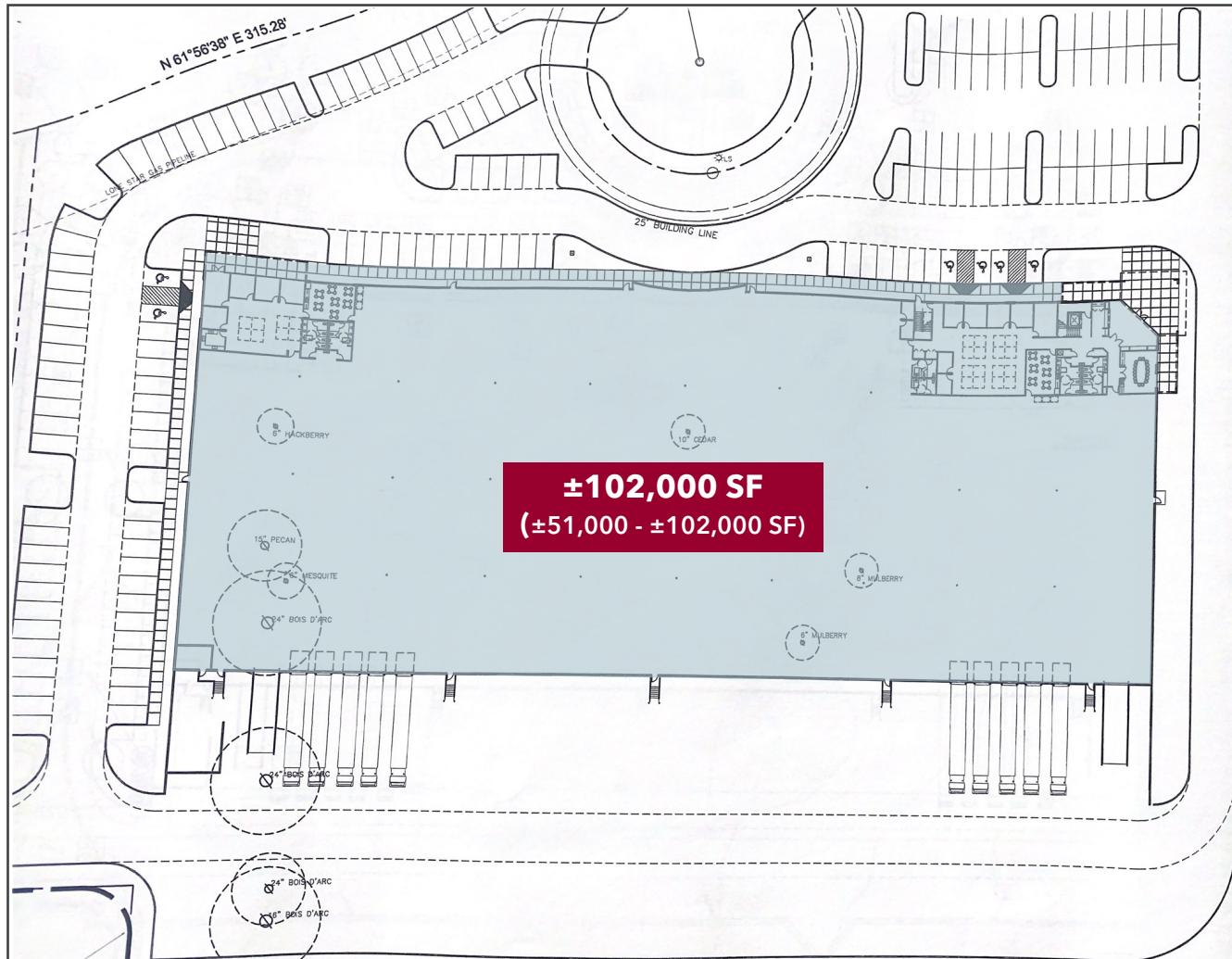
FOR MORE INFORMATION:

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1605 RESEARCH
CIRCLE

SITE PLAN



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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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

LOCATION HIGHLIGHTS

- Rockwall Industrial Submarket
- Quick Access to I-30; President George Bush Turnpike, I-635
- 25 Miles to Dallas CBD
- Dense and Diverse Labor Base
- All Amenities Located on I-30, One Mile Away
- Ability to reach over 5.3 Million People within One Hour Drive Time



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