

# 68,200 - 136,400 SF w/ 4 AC of Paved Parking ★ SALE & LEASE

240 TIGER DR RHOME, TX 76078



**LANCARTE**  
COMMERCIAL

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# Industrial ★ SALE & LEASE

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## PROPERTY FEATURES

- 68,200 - 136,400 SF Warehouse
- 5,100 SF Office
- 36' - 46' Clear Height
- 18 Dock High & 10 Grade Level Doors
- 25' Column Spacing
- 220-Foot Building Depth
- Heavy Power Available - 480 3-Phase (extensive amperage available)
- Land Area: 13.83 Acres
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- Building & Monument Signage Available
- No Zoning Restrictions
- No Certificate of Occupancy Requirements

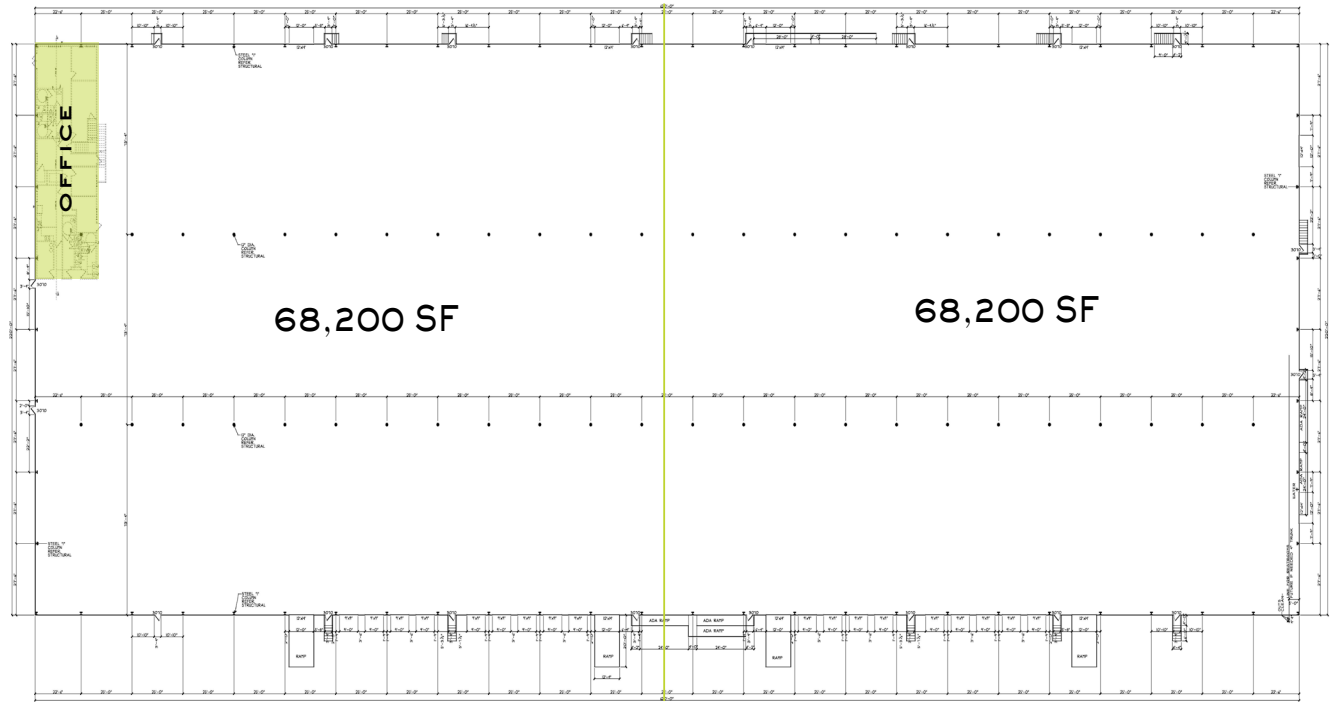
## LOCATION OVERVIEW

This property offers easy access to Highways 114, 35W, and 287, and located in one of the fastest-growing commercial and residential markets in the DFW Metroplex. It is conveniently located just 20 minutes away from Alliance Texas, an expansive 18,000-acre development by Hillwood. This area boasts an impressive 850,000 square feet of existing retail space, a global logistics hub, 2,000,000 square feet of Class A office space, and over 10,000 single-family homes, making it a hub of activity and opportunity.

## LEASE RATE & SALE PRICE

Contact Broker

FLOOR PLAN - WAREHOUSE

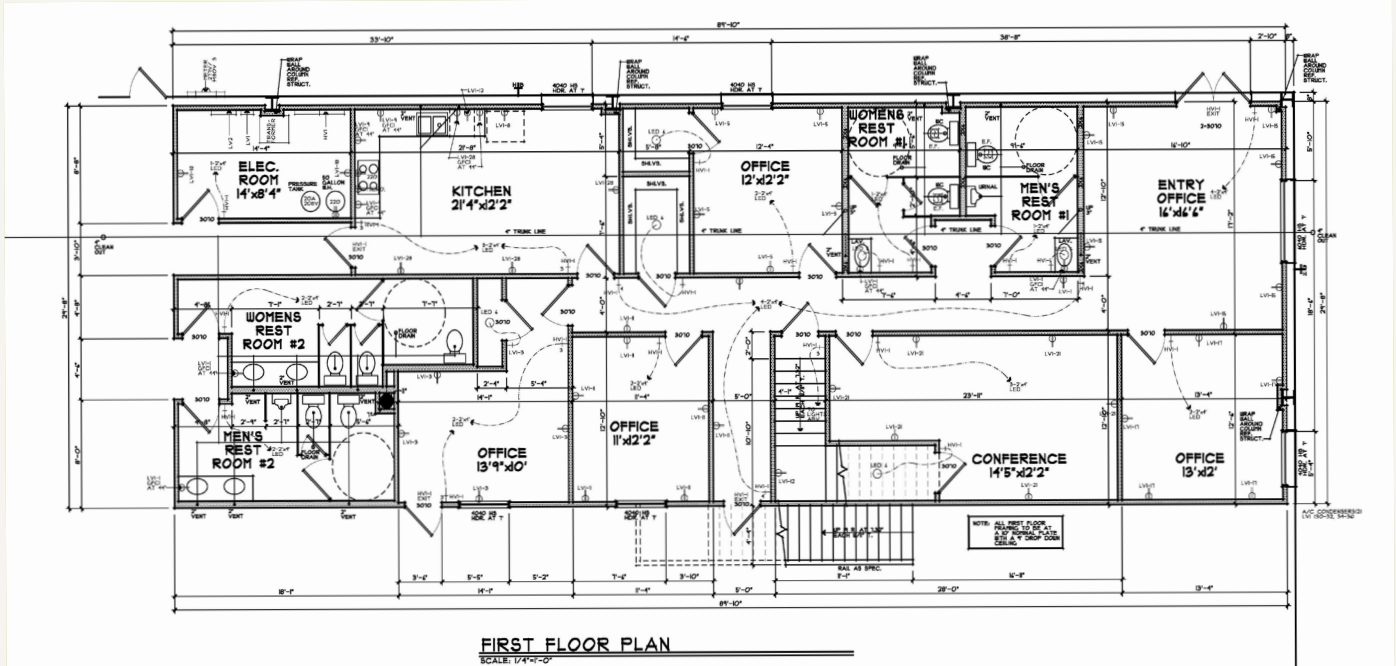


**WAREHOUSE PLAN**

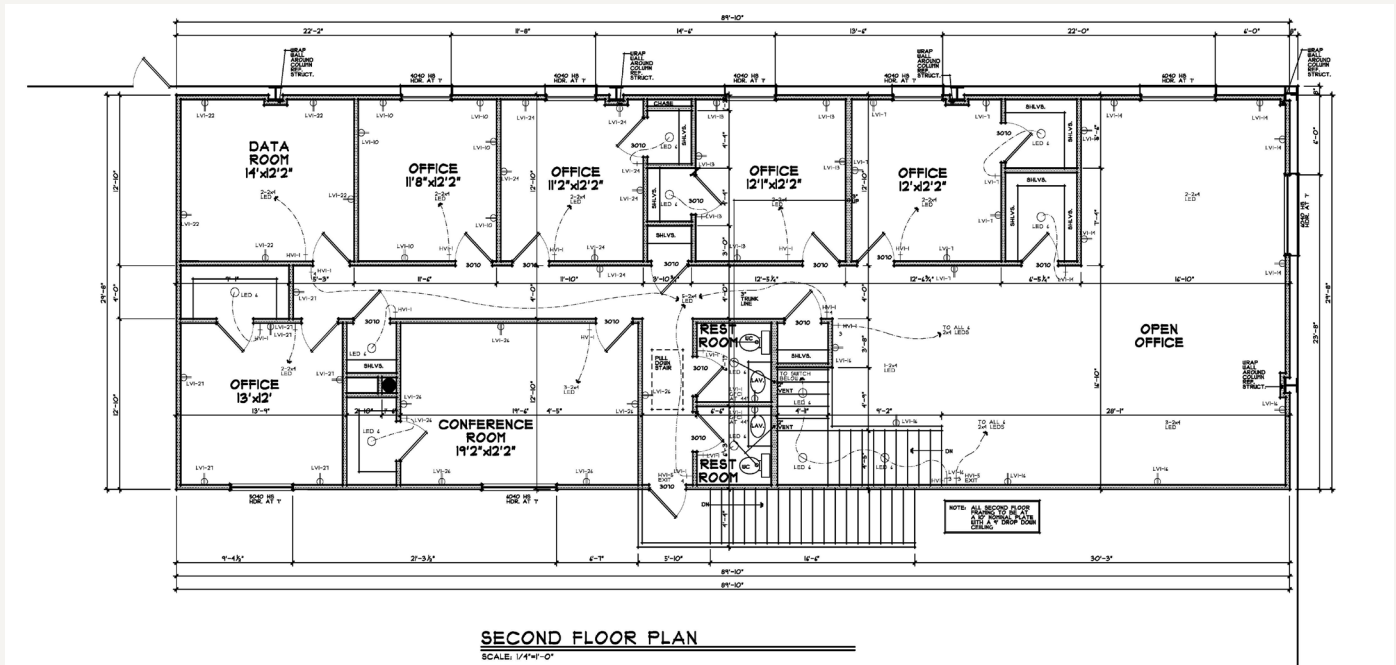
SCALE: 1/16"=1'-0"

\* Office build-out would be necessary for the eastern side of the building

1ST FLOOR PLAN - EXISTING OFFICE



2ND FLOOR PLAN - EXISTING OFFICE





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PHOTOS - WAREHOUSE

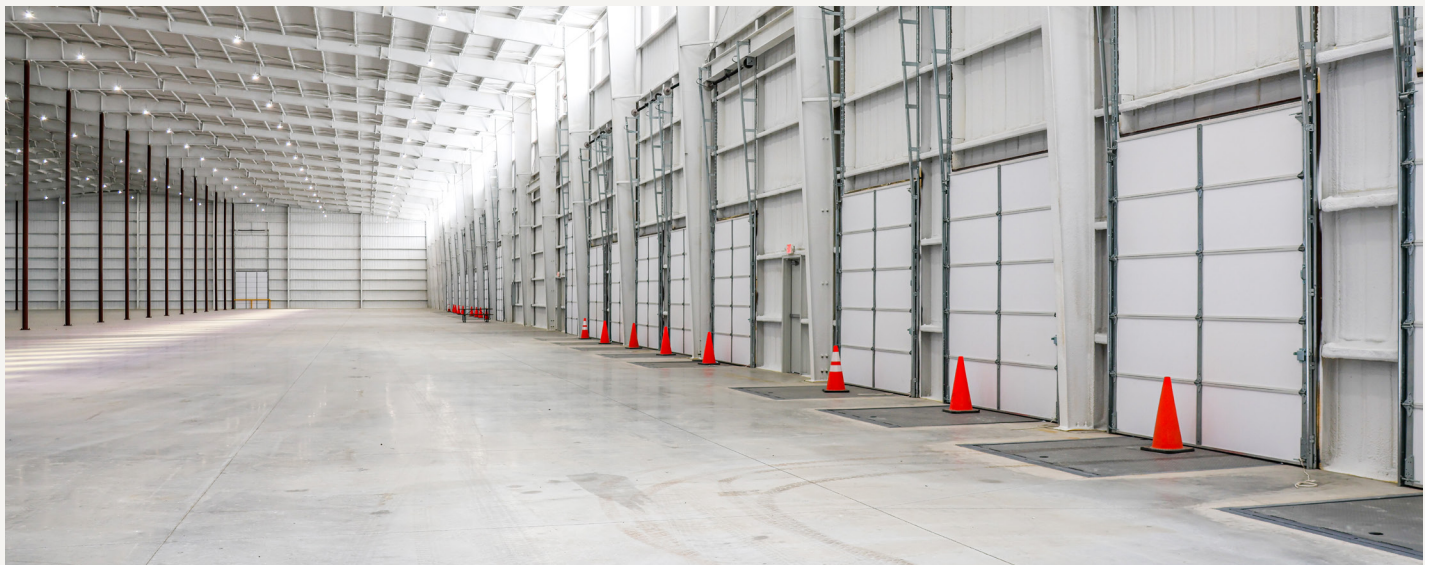
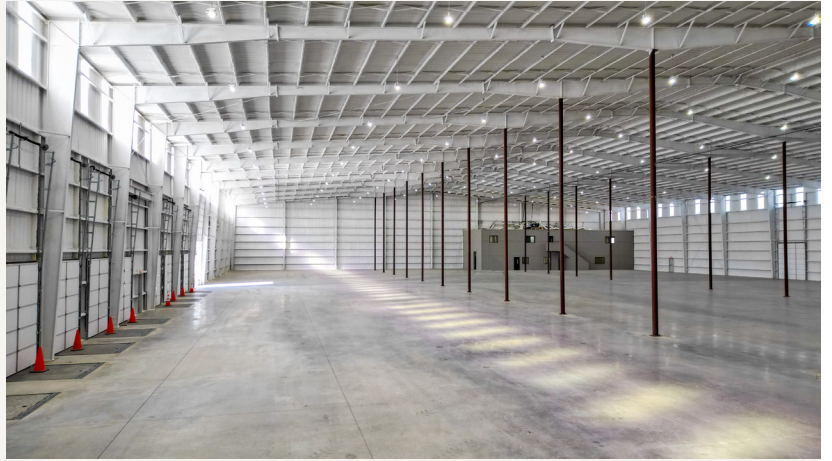




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PHOTOS - WAREHOUSE





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PHOTOS - EXISTING OFFICE







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*Relentlessly Pursuing What Matters*

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