

+/-136,400 SF w/ 4 AC of Paved Parking For Sale or For Lease

240 TIGER DRIVE
RHOME, TX 76078



Mark Boone
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LanCarteCRE.com
2627 Tillar Street, Suite 121
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE

Contact Broker

PROPERTY FEATURES

- 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

LOCATION HIGHLIGHTS

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.



RELENTLESSLY PURSUING WHAT MATTERS.

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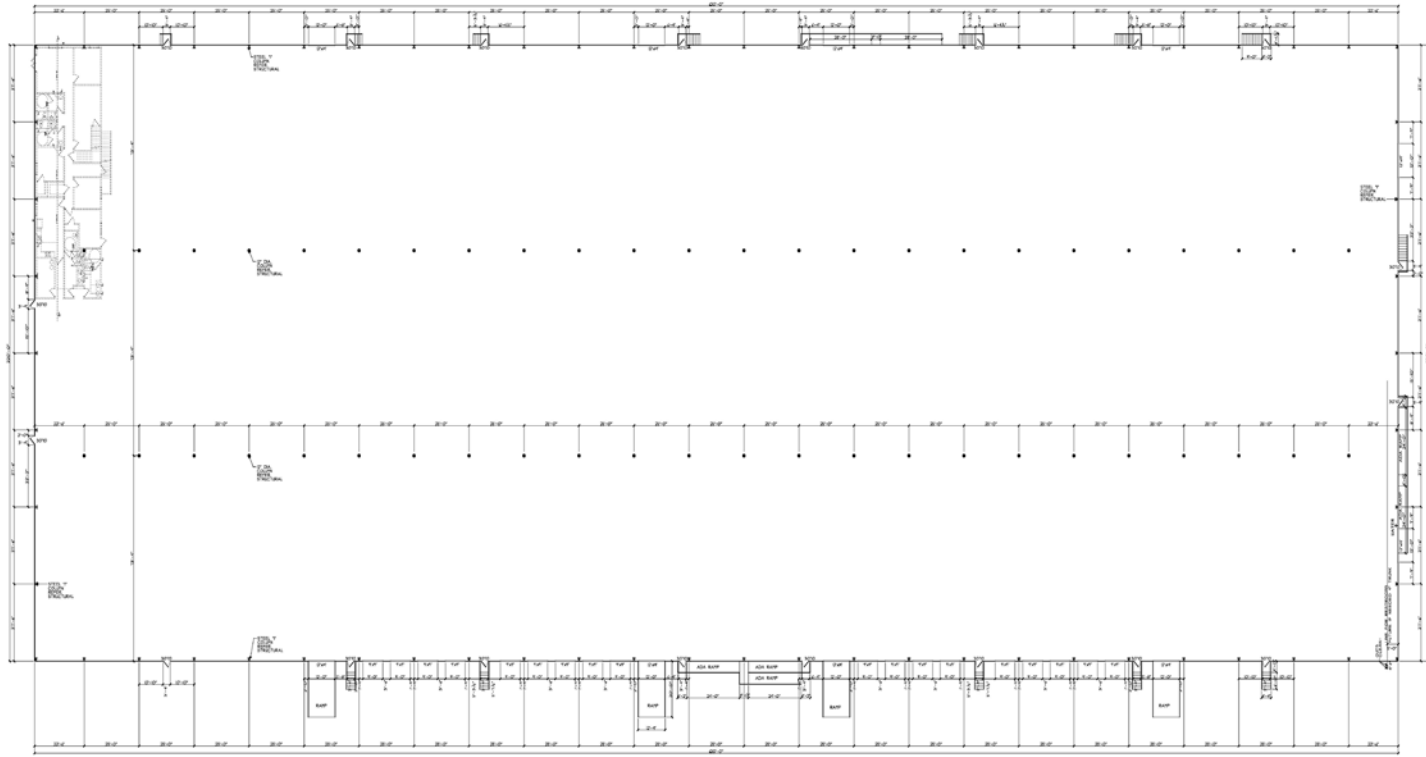
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FLOOR PLAN - WAREHOUSE



WAREHOUSE PLAN

SCALE: 1/4"=1'-0"



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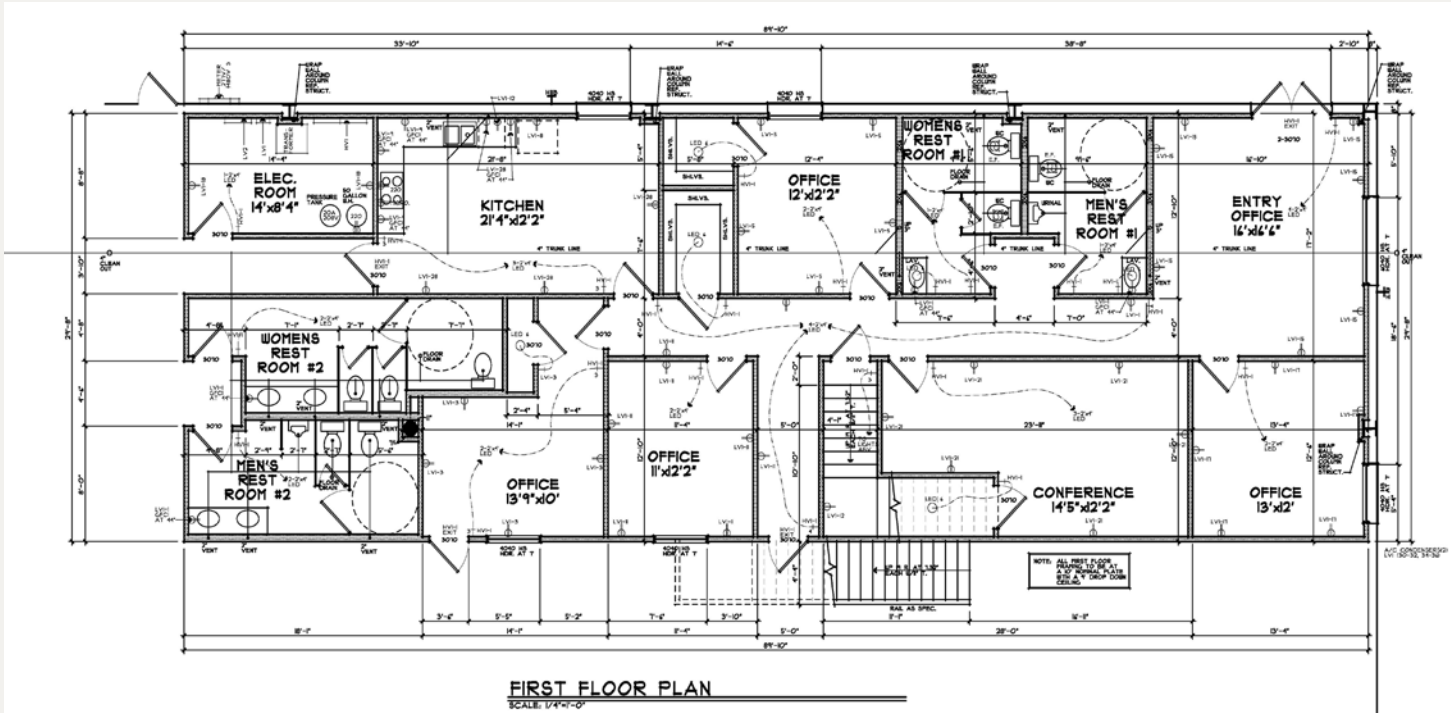
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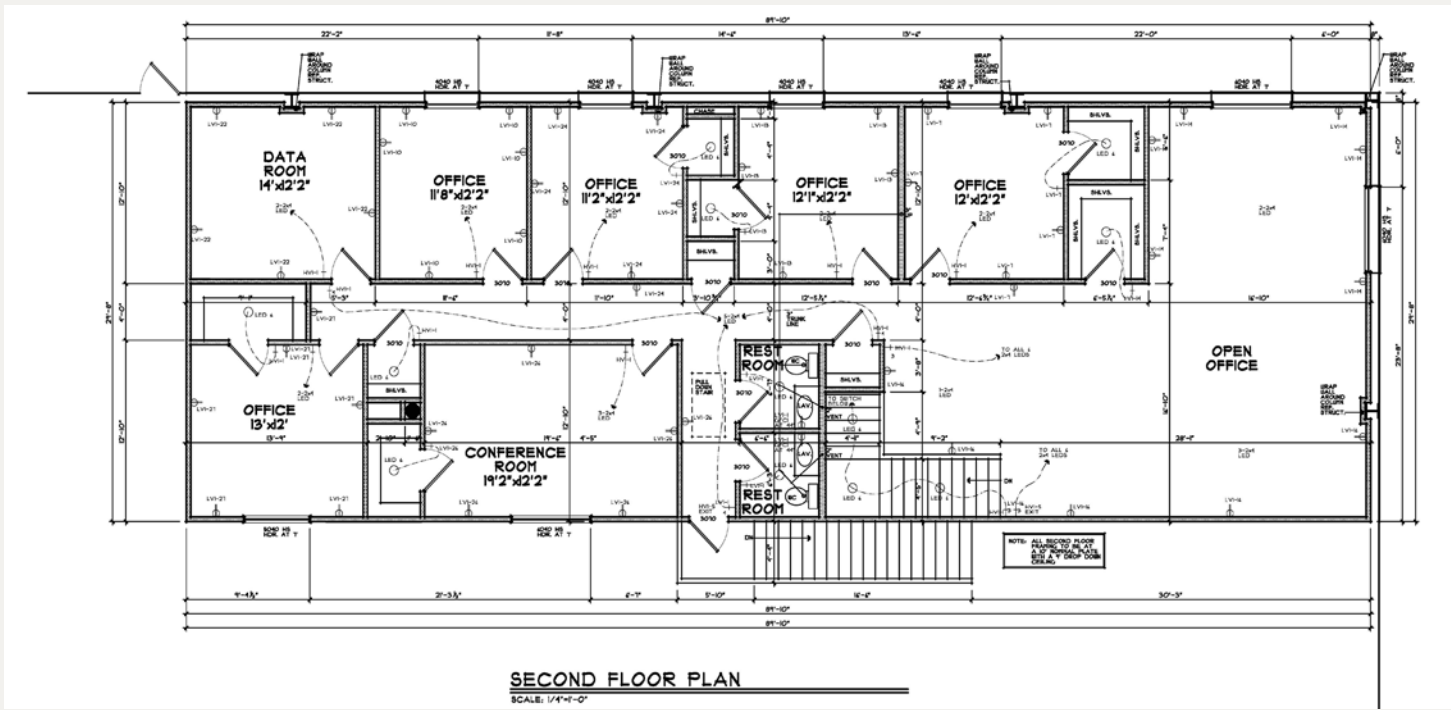
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1ST FLOOR PLAN - OFFICE



2ND FLOOR PLAN - OFFICE



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EXTERIOR PHOTOS



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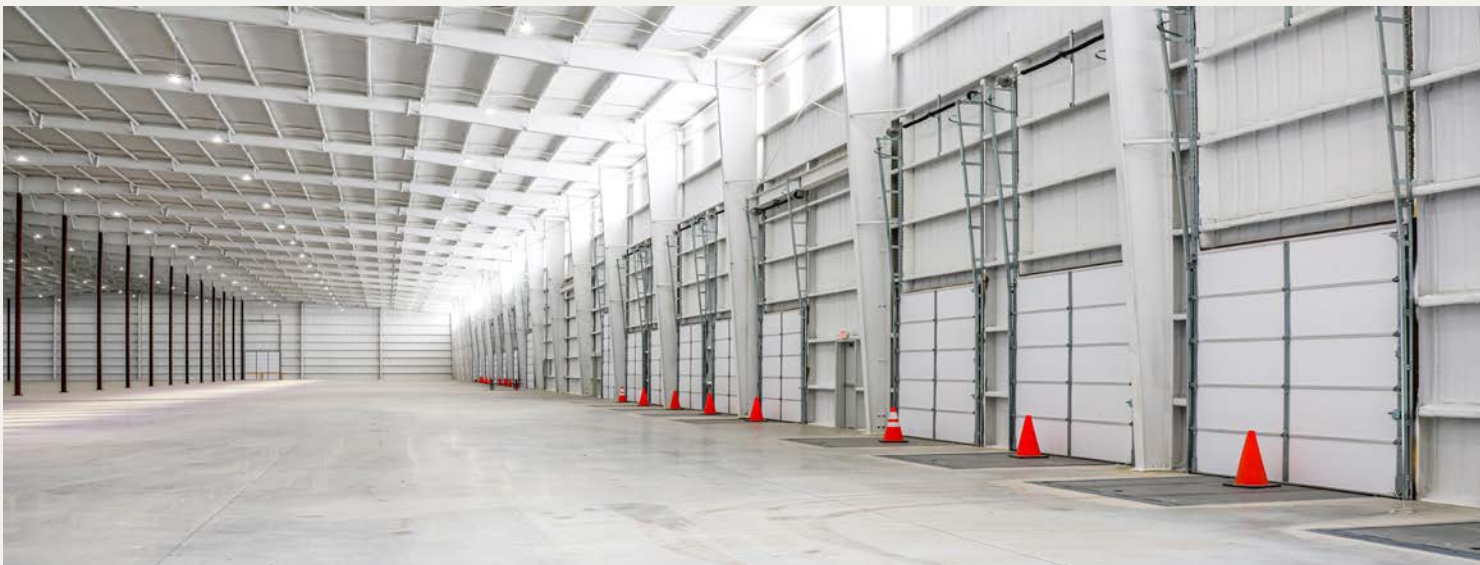


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PHOTOS - WAREHOUSE



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LANCARTE

COMMERCIAL

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