



FOR LEASE

MULTI-OFFICE WAREHOUSE

PROPERTY OVERVIEW

- Convenient access to I-35 & 19th St
- 2 curb cuts
- Signage along Broadway Ave
- Brick Office & Metal Warehouse
- 3,000 SF of office & 8,000 SF of warehouse
- Large fenced yard with controlled gate
- Includes 4 grade level doors and storm shelter
- Upgraded warehouse lighting and renovated office area
- 2 large exec offices with built-in wooden shelving
- Multiple smaller office + bathrooms in office and warehouse

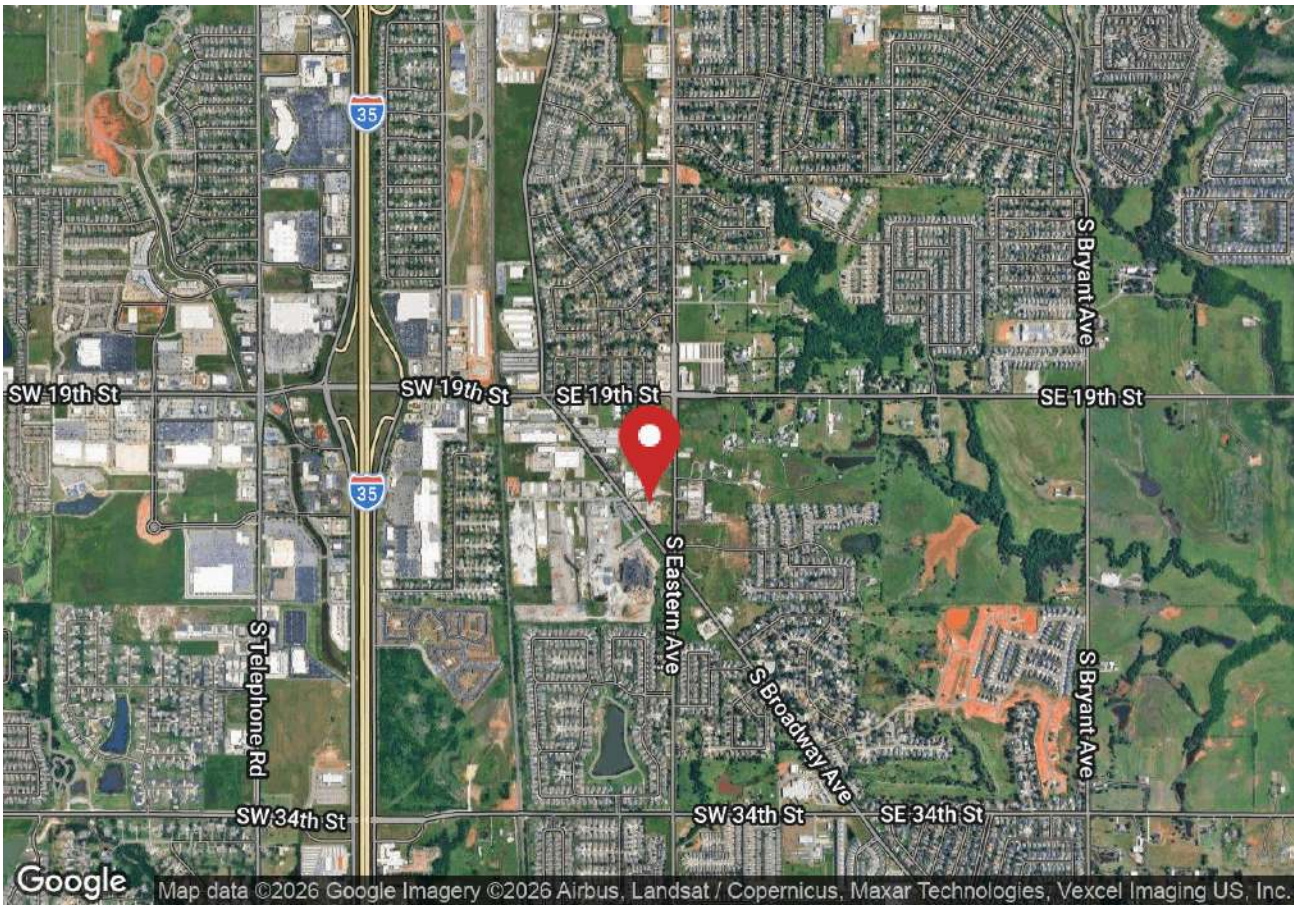
OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	11,176 SF
Lot Size:	3.25 Acres
Building Size:	11,176 SF
Zoning:	PU (Permitted Use)

**360° VIRTUAL
TOUR**

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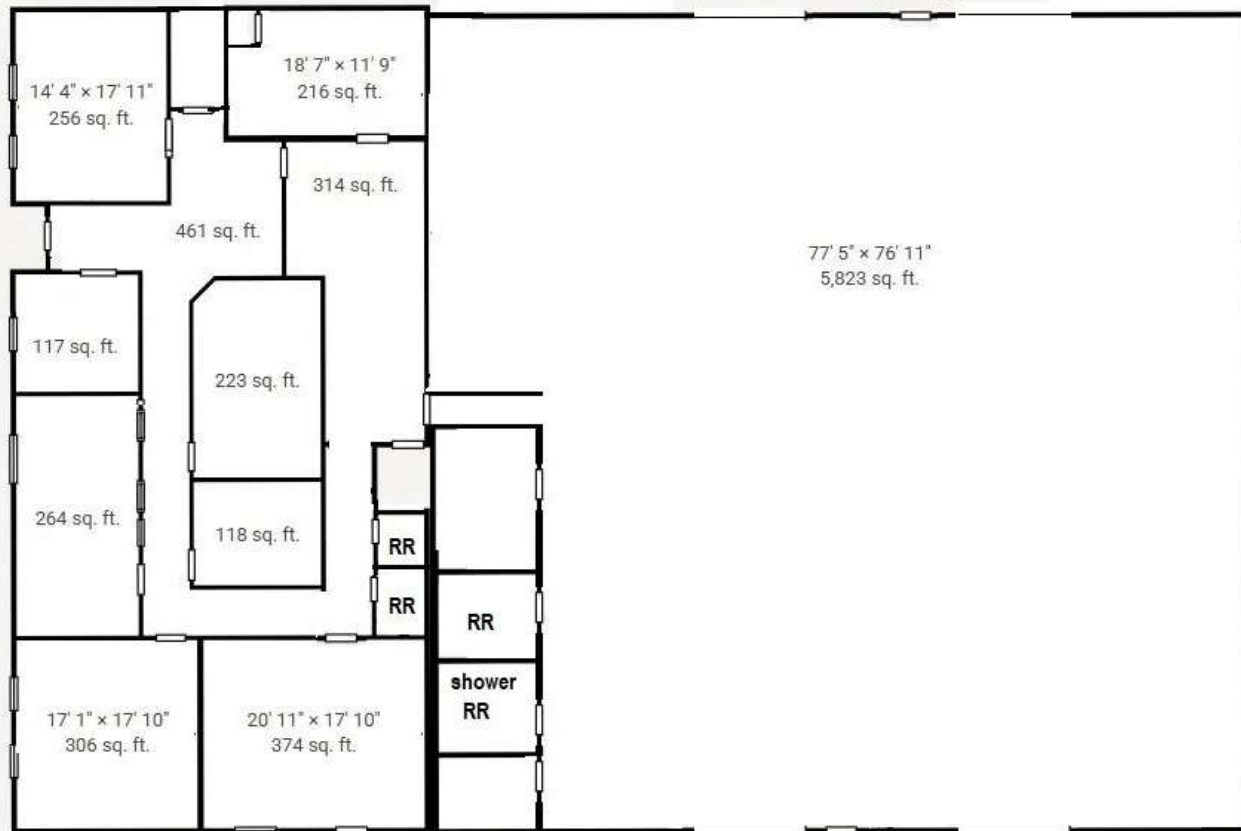




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