

31 Steel Rd

31 Steel Rd, Wylie, TX 75098 - Warehouse with Office for Lease



Presented By:
Texas Signature Realty



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Property Details

Prime Warehouse with Office Space for Lease in Wylie, TXDiscover an exceptional leasing opportunity in the heart of Wylie’s thriving industrial district. This facility offers a blend of expansive warehouse space and a dedicated office, perfectly suited for businesses seeking both operational efficiency and administrative convenience.
Property Highlights:
Total rentable area: ~9,903 SF including a 2,000 SF office Space
Ceiling Height: 17 ft clear height – excellent for racking, pallet storage, or bulk inventory
Loading Access: Four dock-high loading doors, including one drive-in grade-level door, designed for smooth and efficient logistics
Lot Features: Ample outdoor storage space with room for expansion or equipment staging
Tenancy: Single-tenant configuration ensuring full operational control and flexibility
Location: Convenient access to FM 544 and South Highway 78, placing you within easy reach of major transportation routes and the wider DFW Metroplex
This warehouse and office combination provides the perfect environment for distribution or other industrial uses. With a strong location in an industrially vibrant area, your business will benefit from excellent visibility, accessibility, and growth potential.

Price: \$11.00 /SF/YR

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- Convenient access to FM 544 and South Highway 78
- Single-tenant configuration ensuring full operational control and flexibility

View the full listing here: <https://www.loopnet.com/Listing/31-Steel-Rd-Wylie-TX/37265749/>

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|------------------------|----------------|
| Rental Rate: | \$11.00 /SF/YR |
| Property Type: | Industrial |
| Property Subtype: | Manufacturing |
| Rentable Building Area | 9,903 SF |
| : | |
| Year Built: | 1984 |
| Rental Rate Mo: | \$0.92 /SF/MO |

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Listing space

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|-----------|------------------|--------------------|
| 1st Floor | Space Available: | 9,903 SF |
| | Rental Rate: | \$11.00 /SF/YR |
| | Date Available: | September 01, 2025 |
| | Service Type: | Triple Net (NNN) |
| | Office Size: | 2,000 SF |
| | Space Type: | Relet |
| | Space Use: | Industrial |
| | Lease Term: | Negotiable |

Industrial space with office for lease

31 Steel Rd

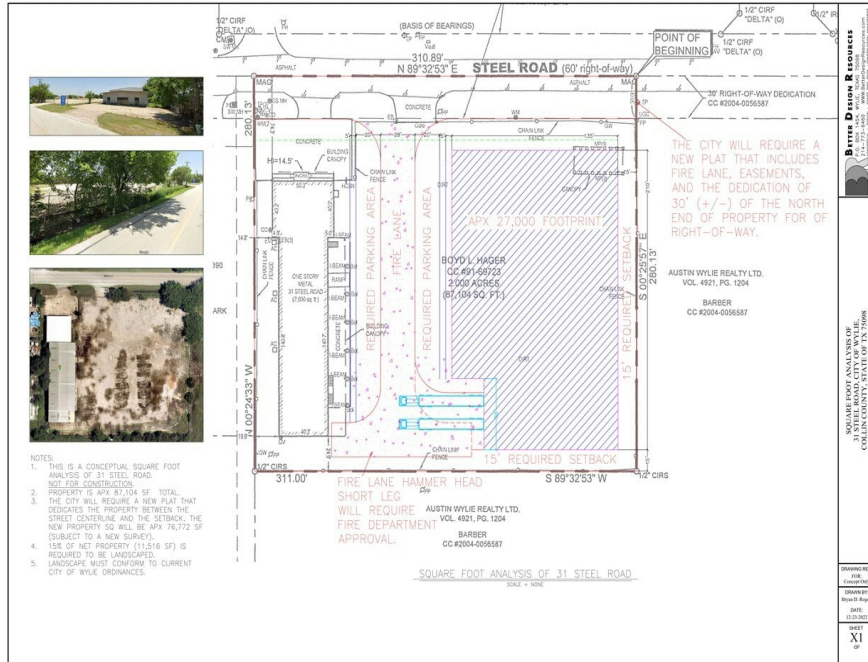
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Location



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Property Photos



Site Plan



Building Photo

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Property Photos



Building Photo



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