



FREESTANDING SHOWROOM & WAREHOUSE

SITE DETAILS

-  Site Outline
-  Available Yard Space
- Future Expansion Potential*

CONTACT

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For Lease

18,446 SF Functional Industrial Facility with High-Visibility Frontage
732 W Kennedale Parkway, Kennedale, TX 76060 | Lease Rate: \$7.50 PSF + Utilities (GROSS)

PROPERTY OVERVIEW:

TOTAL BUILDING SIZE

- 18,446 SF

CLEAR HEIGHT

- 14'

SHOWROOM/OFFICE

- ±9,360 SF (HVAC Controlled)

POWER

- 220 Amp

WAREHOUSE

- ±9,086

YARD SPACE

- Portion of 6.5AC

LOADING

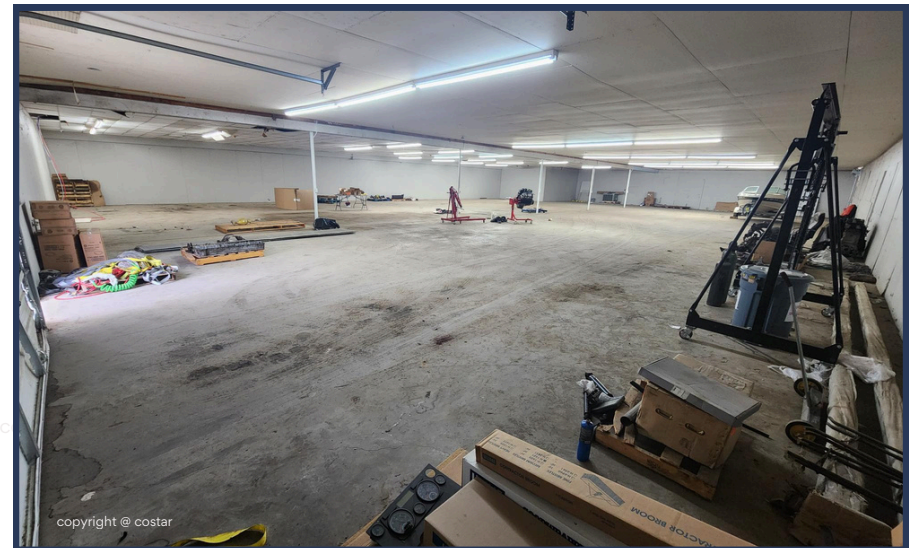
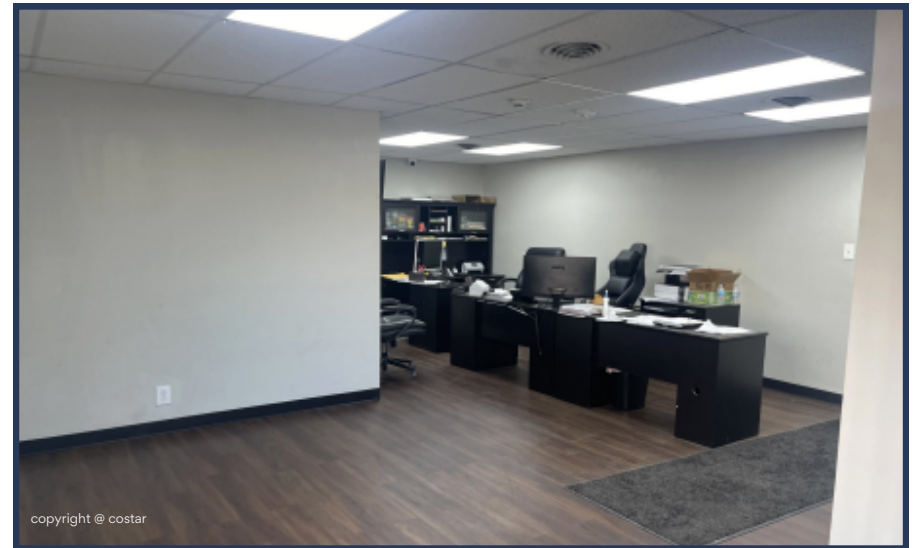
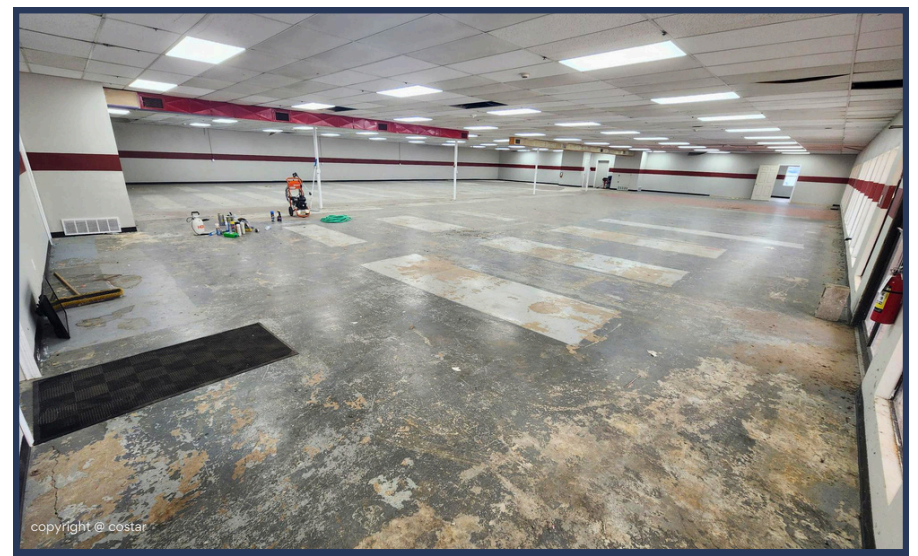
- (1) Dock High
- (1) Grade Level

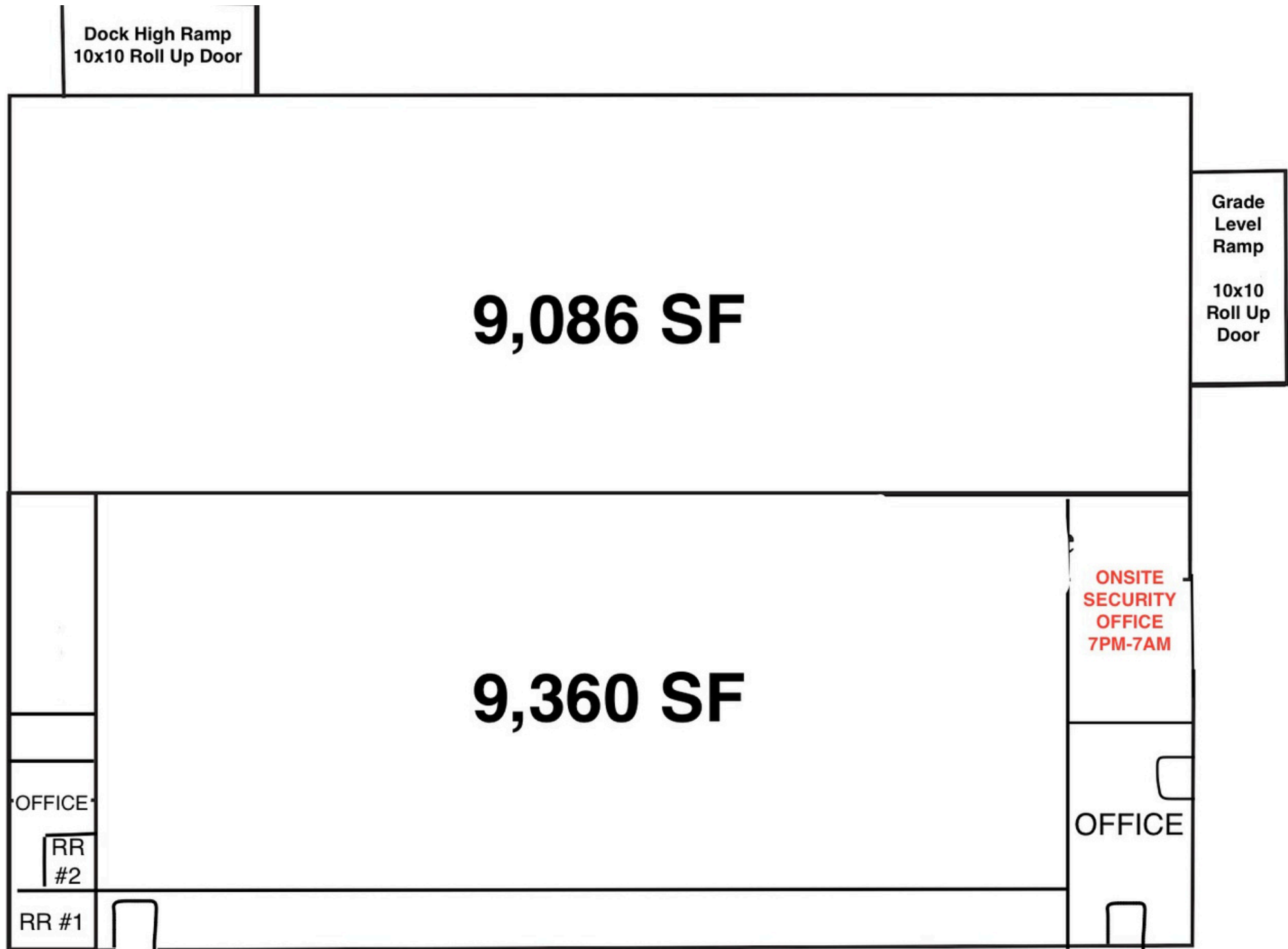
LEASE RATE

- \$7.50 PSF Gross
+ Utilities

TENANT ADVANTAGES:

- ▶ **Secured Outdoor Storage:** The 6.5-acre fully fenced lot provides rare, large-scale storage for equipment and materials.
- ▶ **Move-In Ready Finishes:** Includes well-finished office areas and two restrooms, allowing for immediate occupancy.
- ▶ **Superior Visibility:** Significant frontage along Kennedale Parkway with traffic counts exceeding 18,700 VPD.
- ▶ **Prime Connectivity:** Located less than one mile from the I-20 and I-820 interchange, serving the greater DFW industrial corridor.
- ▶ **Signage Opportunities:** Dedicated pylon/monument signage available to capture high commuter traffic.





Key Takeaway: Strategically located less than one mile from the I-20/I-820 interchange, this site leverages 18,700+ VPD and a high-income local demographic (\$116k+ Avg. HHI). The facility is ideally suited for contractor headquarters, equipment storage, and showroom-distribution users requiring high-visibility frontage, 14' clear heights, and a secured yard



RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,216	69,918	187,833
Avg. Household Income	\$116,475	\$99,687	\$96,947
Consumer Spending (Total)	\$63.5M	\$775.5M	\$2B

Demographic Data from CoStar

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