



COMMERCIAL

**OVER 9,000 SQ FT OF  
VERSATILE FLEX SPACE**

**2217 Old Dennis Rd. – Weatherford, TX**



**STEPHEN  
REICH GROUP**  
WILLIAMS TREW REAL ESTATE

**Williamstrew**   
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY STEPHEN REICH GROUP OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

This exceptional commercial property offers over 9,000 square feet of versatile flex space, situated on more than 1.5 acres of prime land with abundant concrete parking. The building features a spacious two-story office area, including a large showroom exceeding 3,000 square feet, perfect for retail or client-facing operations. Additionally, nearly 6,000 square feet of clear-span shop space provides ample room for manufacturing, storage, or warehousing. The facility is equipped with three oversized drive-thru bays, ideal for easy loading and unloading. Located in a highly sought-after area with quick access to I-20, this property is perfectly positioned for businesses needing high visibility and convenience. Whether you're looking to lease or purchase, the seller is open to both options. This is a prime opportunity for growing businesses looking for a flexible space with room to expand. LEASE DETAILS: \$10,000 per month NNN. Tenant to pay taxes, insurance + CAM.

## LOCATION

CITY	Weatherford
County	Parker
Driving Directions	South from I-20 on Old Dennis Rd. Approximately one block.

## OFFER SUMMARY

List Price	\$2,500,000
Lot Size	1.52 acres
Utilities	City

## HIGHLIGHTS

TWO-STORY OFFICE AREA	\$10,000 PER MONTH (NNN) LEASE OPTION
LARGE SHOWROOM 3,000+ SF	FLEXIBLE SPACE WITH ROOM TO EXPAND
NEARLY 6,000 SF OF CLEAR-SPAN SHOP SPACE	HIGH VISIBILITY AND CONVENIENCE

## LISTING PRESENTED BY:



STEPHEN REICH  
817-597-8884  
stephen.reich@williamstrew.com



PROPERTY WEBSITE LINK:  
[stephenreichgroup.com/20850400](http://stephenreichgroup.com/20850400)





# PROPERTY PHOTOS



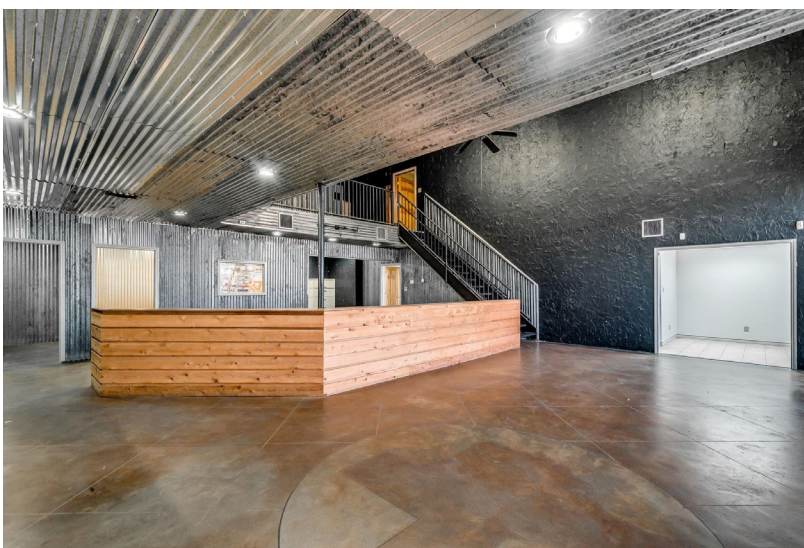
STEPHEN REICH – 817.597.8884



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PROPERTY PHOTOS





# AERIAL MAP



# LOCATION MAP

