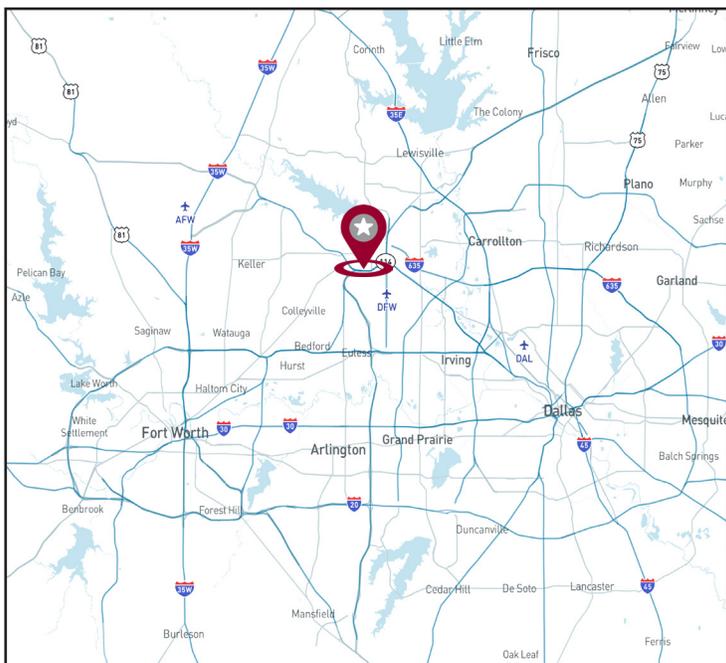


FOR LEASE

18,900 SF



1220 TEXAN TRAIL, SUITE 200
GRAPEVINE, TX 76051



AVAILABILITY HIGHLIGHTS

- 18,900 Available Square Feet (Divisible)
- Approximately 3,325 SF of Office Space in the front Office
- 25 Dock High Doors, 2 Drive-In Doors
- 16' Clear Height
- 30' x 30' Column Spacing
- Endcap Space, fronting Texan Trail
- Approximately 1,233 SF of Warehouse Office

ECONOMICS

Call Broker for Lease Rate; \$1.92 OPEX

FOR LEASING INFORMATION:

Phil Rosenfeld
Principal

prosenfeld@lee-associates.com
469.222.4159

Chris Hillman
Director

chillman@lee-associates.com
214.797.2451

LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

leedallas.com

18,900 SF

FOR LEASE

FLOOR PLAN

1220 Texan Trail, Suite 200
Grapevine, TX
Existing Floor Plan

0 10 25

NORTH

SF Breakdown:

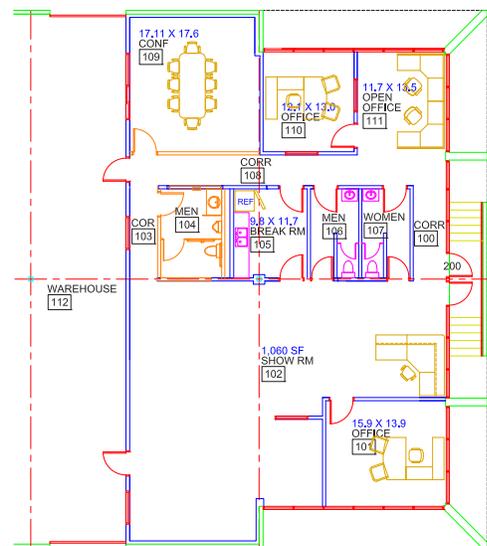
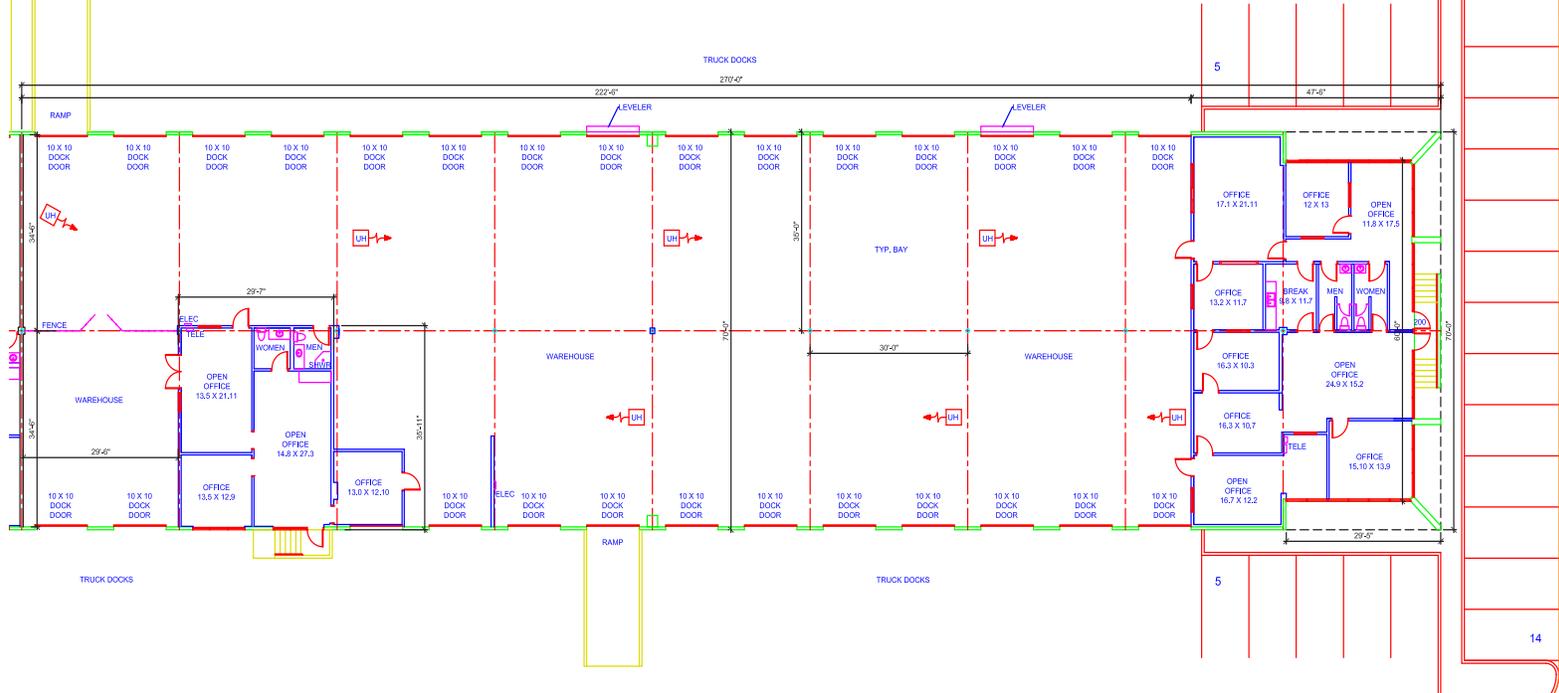
Main Office: 3,325 sf

Warehouse Office: 1,232 sf

Warehouse: 14,342 sf

Total: 18,900 sf

09-09-24
 THE INFORMATION PROVIDED BY SOURCES DEEMED RELIABLE. HOWEVER, GARY LEVY ARCHITECT, LLC
 MAKES NO WARRANTIES, REPRESENTATIONS OR ASSUMPTIONS AS TO THE ACCURACY THEREOF.



Preliminary New Office Layout

Preliminary Plan @
Suite 200
1220 Texan Trail
Grapevine, TX

Scale: 1/8" = 1'-0"

Legend

- 10000-0000 New Wall
- 10000-0001 New Wall
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- 10000-0098 New Wall
- 10000-0099 New Wall
- 10000-0100 New Wall

Preliminary Plan. Not for new labor approval, permitting, construction.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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