



CROSSMAR INVESTMENTS LLC

# CR86 EXPANSION

3125 S COIT ROAD CELINA, TEXAS



## CELINA FLEX SPACE FOR LEASE

**41,000 +/- SF AVAILABLE**

**FOR MORE INFORMATION  
PLEASE CONTACT:**

**Matt Brasel**

[mbrasel@crossmarinvestments.com](mailto:mbrasel@crossmarinvestments.com)  
(479) 426-2585

**Lindy Janes, RPA**

[ljanes@crossmarinvestments.com](mailto:ljanes@crossmarinvestments.com)  
(479) 644-7478






 Tilt Wall Flex Warehouse

 600 AMP Panel & 45 mil TPO roof with sprinklers

 50 Car Parking 2 ADA

 Seven 16' by 12' Overhead Doors

 15 FC Lighting

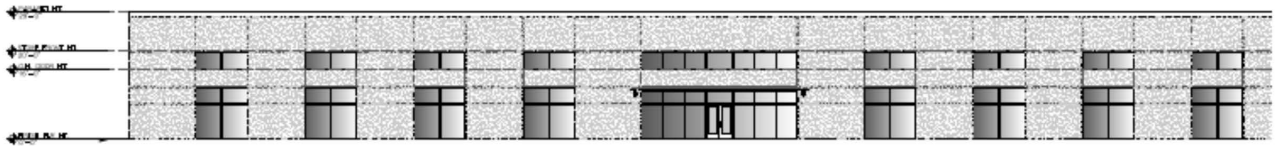
 Located in the fastest growing city in North Texas



## STRUCTURAL



1 FRONT ELEVATION  
SCALE 3/32" = 1'-0"



## FLOOR PLAN

