

# FlexSpace Business Parks

1760 Airport Boulevard, Rockwall, TX

FlexSpace Business Parks specializes in flexible office-warehouse ("flex") properties targeting trades, contractors, e-commerce, light manufacturing, and showrooms.

Lot Size: 6.18 acres

- Building I: 10,554 SF
- Building II: 12,875 SF
- Building III: 12,875 SF

Specs:

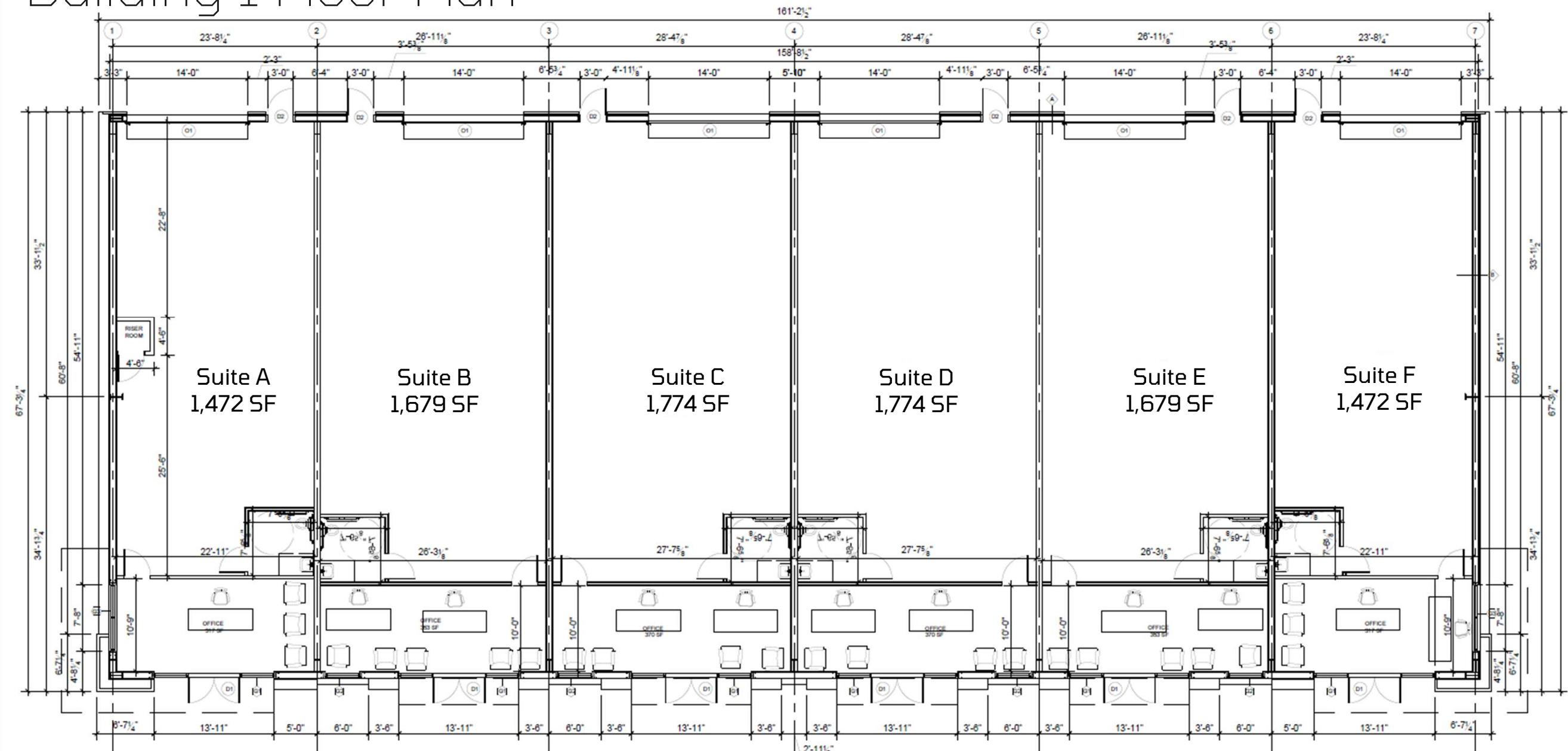
- Clear Height: 18'
- 14' grade-level bay doors and truck docks
- 3-Phase Power
- Zoned LI – Light Industrial
- Spaces delivered in shell condition with customization options for office, restrooms, etc

Lease Terms:

Asking: \$19/ sf NNN



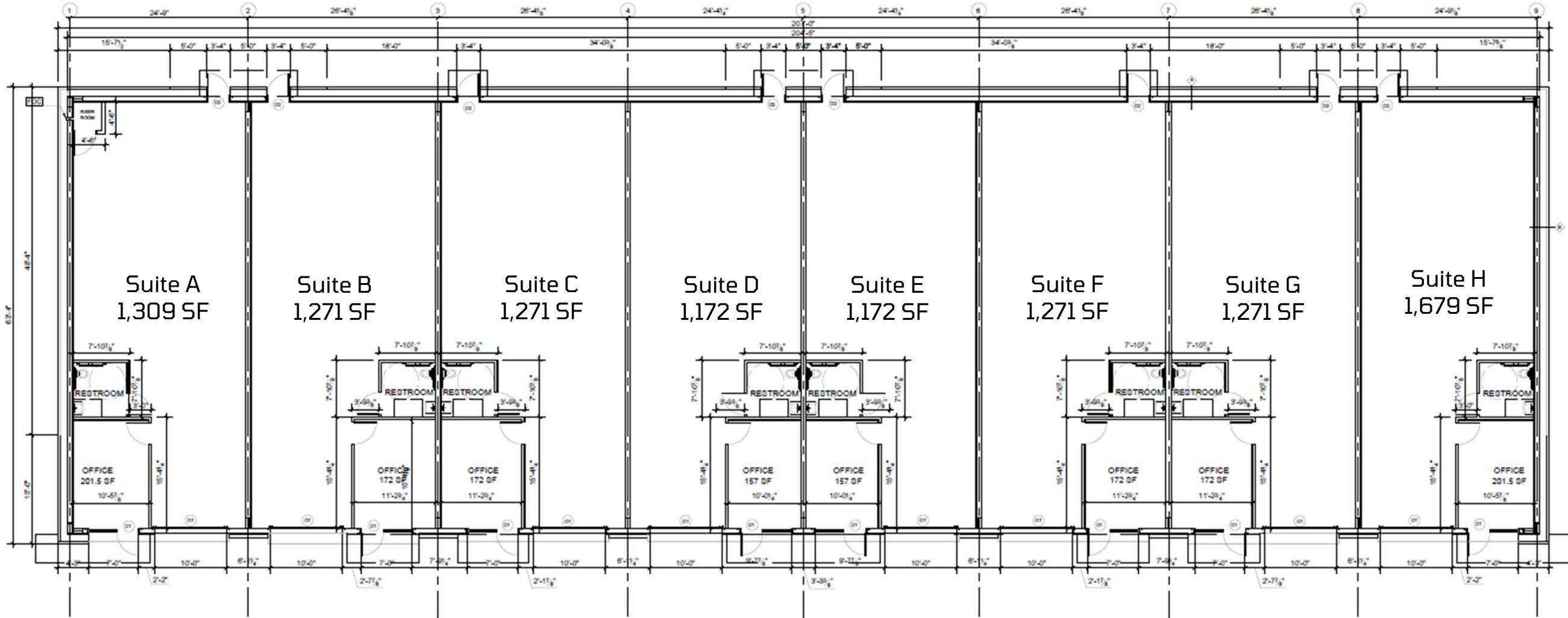
# Building 1 Floor Plan



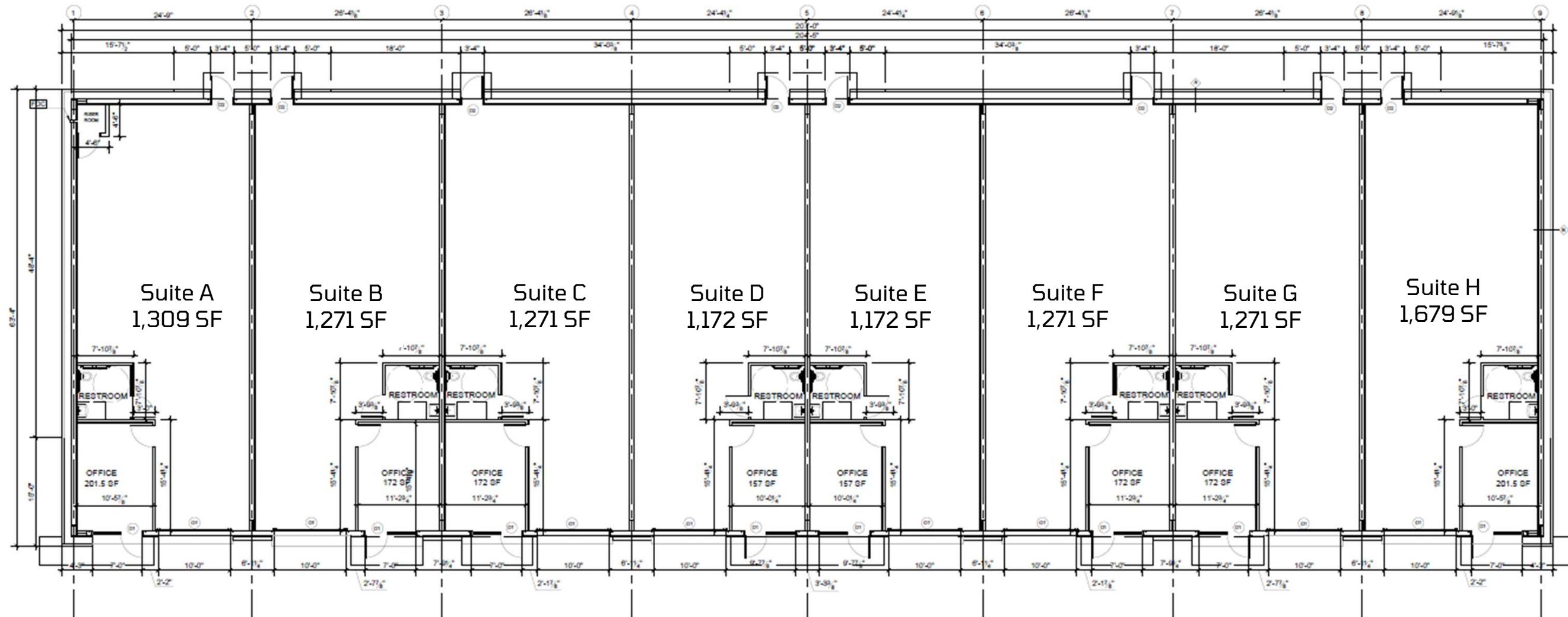
Spaces delivered in shell condition. Office buildout above is for illustration purposes only. Spaces can be customized to accommodate user needs.



# Building 2 Floor Plan



# Building 3 Floor Plan



Spaces delivered in shell condition. Office buildout above is for illustration purposes only. Spaces can be customized to accommodate user needs.

## Rockwall

Highly accessible Rockwall market with growing regional population. Over 50,000 people in Rockwall, part of the Dallas MSA.

## Overall Strategy

"Well-connected locations" offering easy access to transportation routes and population centers.

