

OFFICE / WAREHOUSE AVAILABLE
INDUSTRIAL BUILDING FOR SALE OR LEASE
10A REGENCY DR. - WYLIE, TX 75098

PROPERTY SUMMARY

BUILDING SF	±6,000 SF
LAND SIZE	0.38 AC
SALE PRICE	\$1,350,000
AVAILABLE SF	±6,000 SF
LEASE RATE	\$13.50 PSF + NNN
NNN RATE	\$6.00 PSF
LEASE TERM	3-5 YEARS
TI ALLOWANCE	NEGOTIABLE

FEATURES

ZONING	PD - LIGHT INDUSTRIAL
BUILDING TENANCY	VACANT
GRADE LEVEL DOORS	1 - 12'
HIGHLIGHTS	3-PHASE/200 AMP POWER PRIVATE RESTROOM HVAC IN OFFICE INSULTED/ SPRINKLERED



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CAREY COX
 A REAL ESTATE COMPANY



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Located one block south of FM 544, this flex industrial building at 10A Regency Drive in Wylie offers a functional layout in a highly accessible infill location. The property includes approximately ±2,100 SF of finished, air-conditioned office space and a warehouse with 12'-18' clear height, one 12' grade-level roll-up door, and 3-phase, 200-amp power. Fully insulated and fully sprinklered, the property features a metal roof with six skylights and sits on a ±0.38-acre lot with approximately 15 concrete parking spaces. The space is vacant and available for sale or lease.

NEARBY BUSINESSES



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2024 - CoStar			
Total Population	9,354	97,588	191,271
Median Household Income	\$104,179	\$112,197	\$110,277

TRAFFIC COUNTS

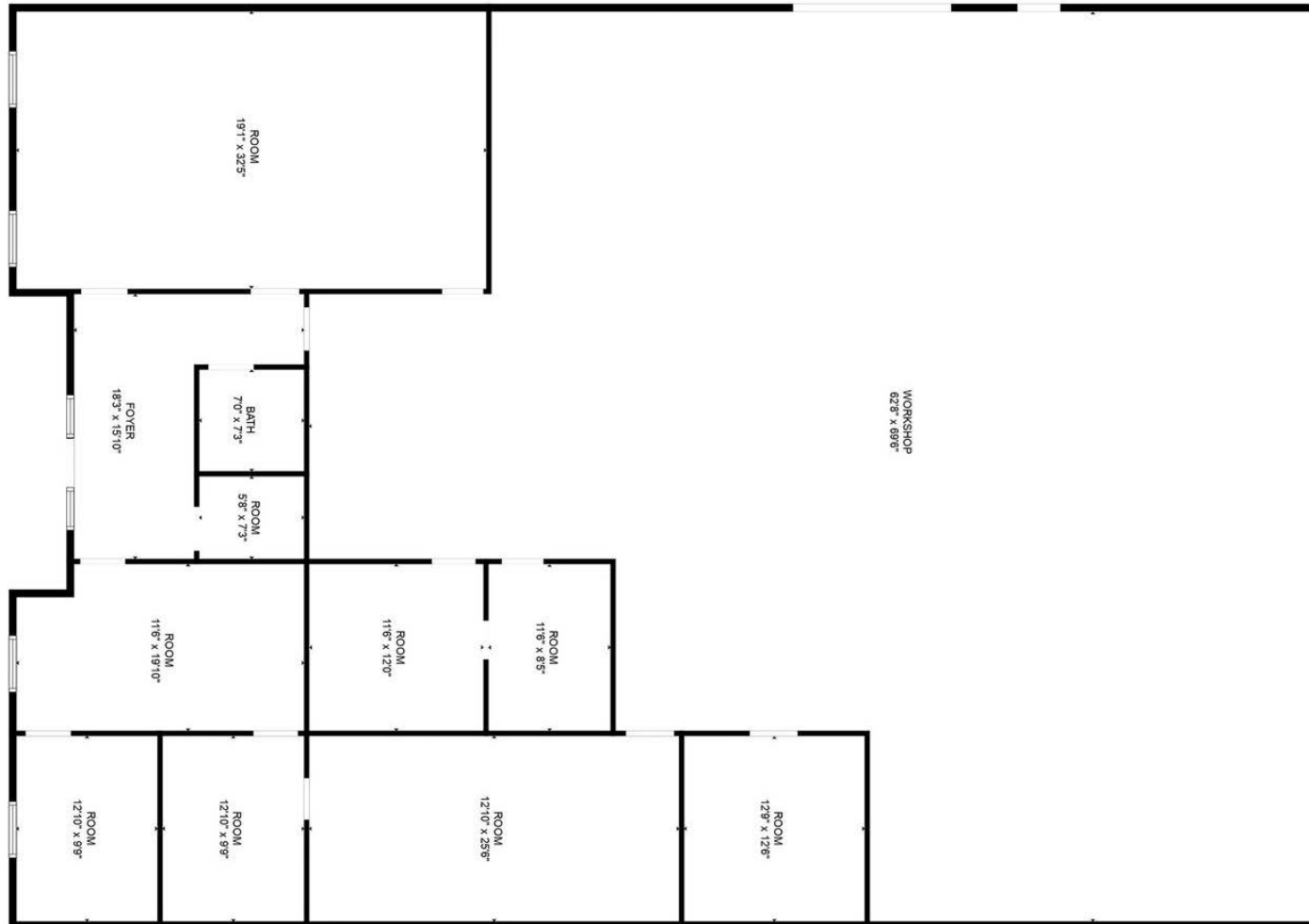
REGENCY @ FM 544 34,442 VPD

careycoxcompany.com / 972.562.8003
 321 N. Central Expressway, Suite 370 McKinney, TX 75070

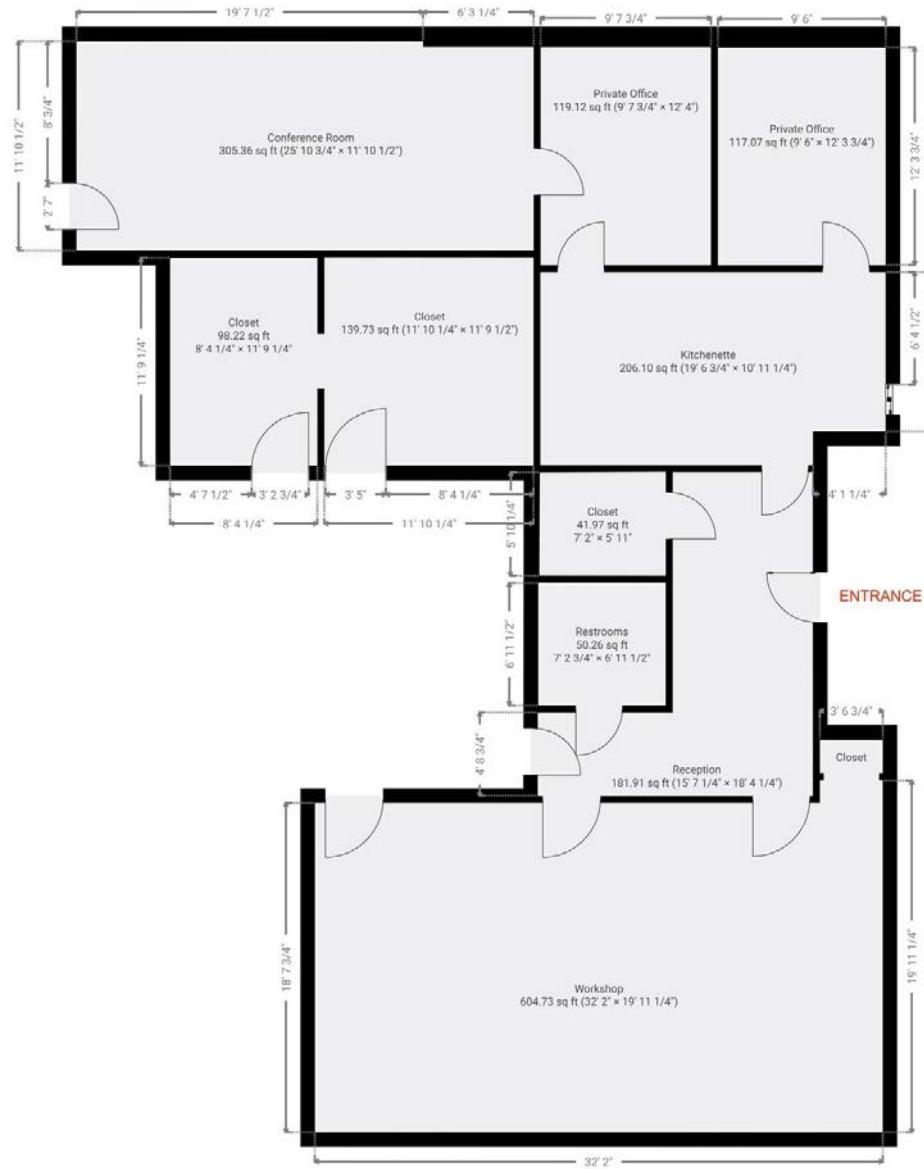
Jon Cox / 469.396.8307 David Cox / 972.632.5050
 joncox@careycoxcompany.com dcox@careycoxcompany.com

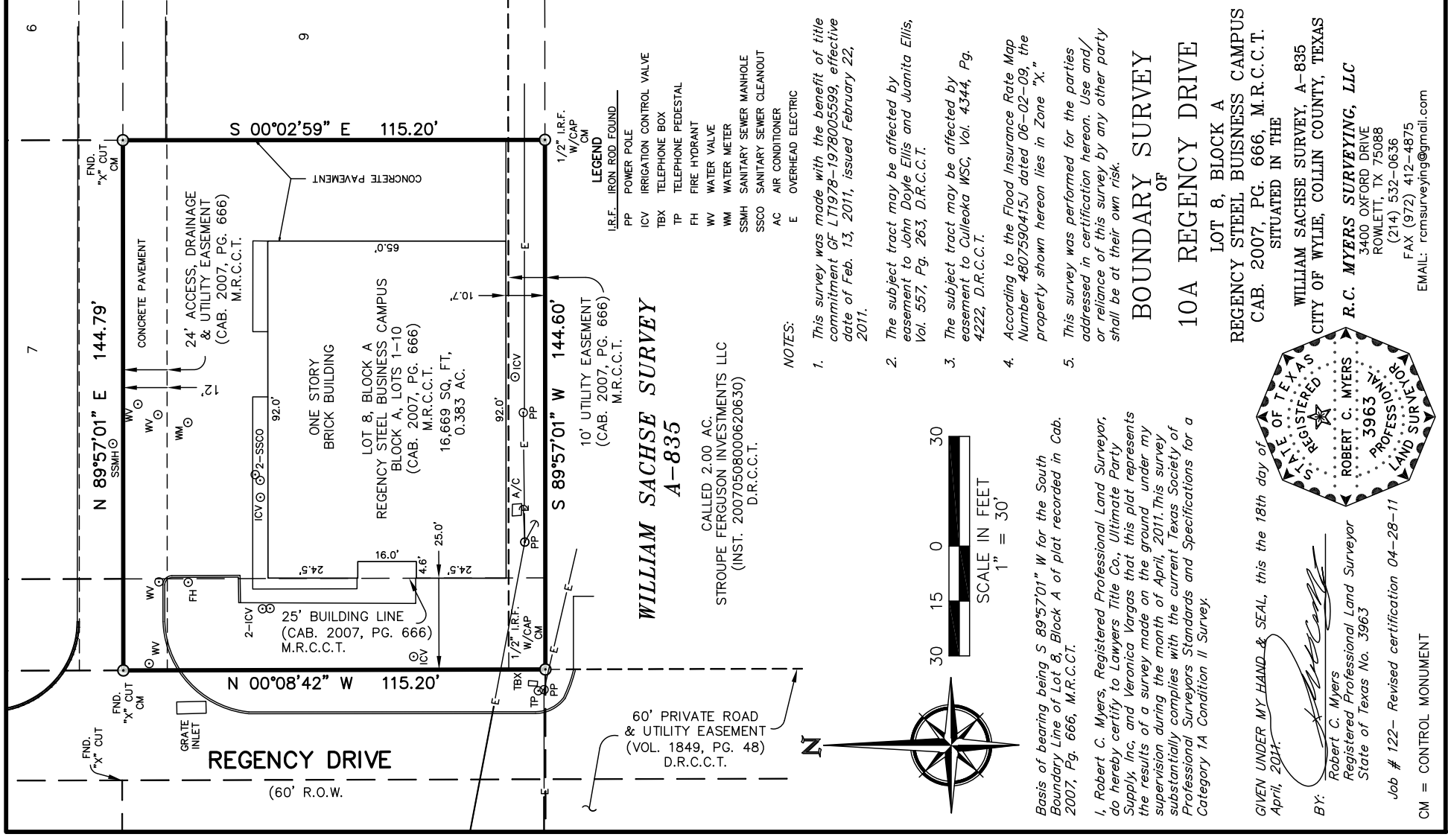
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BUILDING PLAN



OFFICE PLAN





PROPERTY AERIAL

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PROPERTY SURROUNDINGS

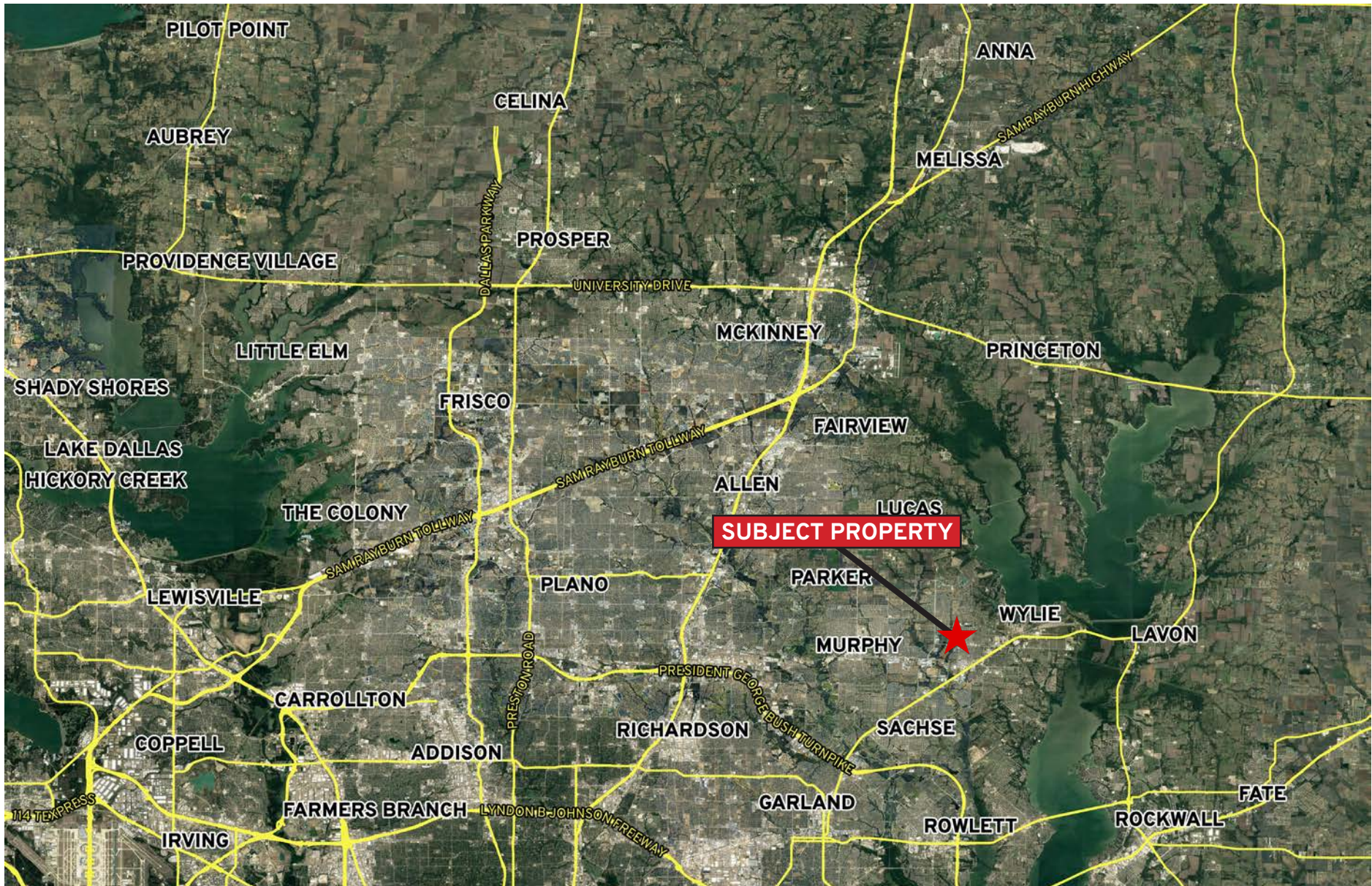


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METROPLEX MAP

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