

FLEX WAREHOUSE FOR LEASE

2305 Higgins Lane
Haltom City, Texas



Property Information

LOCATION

The property is located immediately south of 28th St., 1.5 miles to Hwy. 121, 2 miles to I-35 and 3.3 miles to Loop 820 N.

AVAILABLE SPACE

Unit 800 2,350 sq. ft.

Unit 900 2,491 sq. ft.

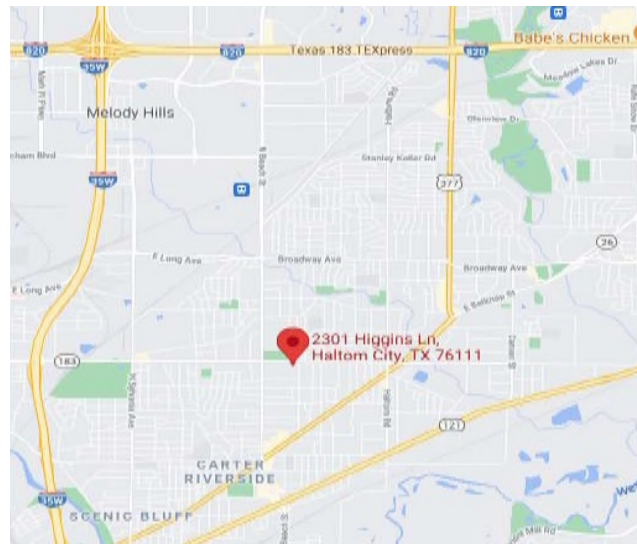
ZONING

“M-1” Industrial

COMMENTS

- 12 ft. overhead doors on back
- 94' bay depth free span
- 15' side walls and 18.75' center
- 3 phase power
- Sprinkled building
- 2.5 per 1,000 parking
- Ready for Tenant Improvements

Call Broker For Rates.

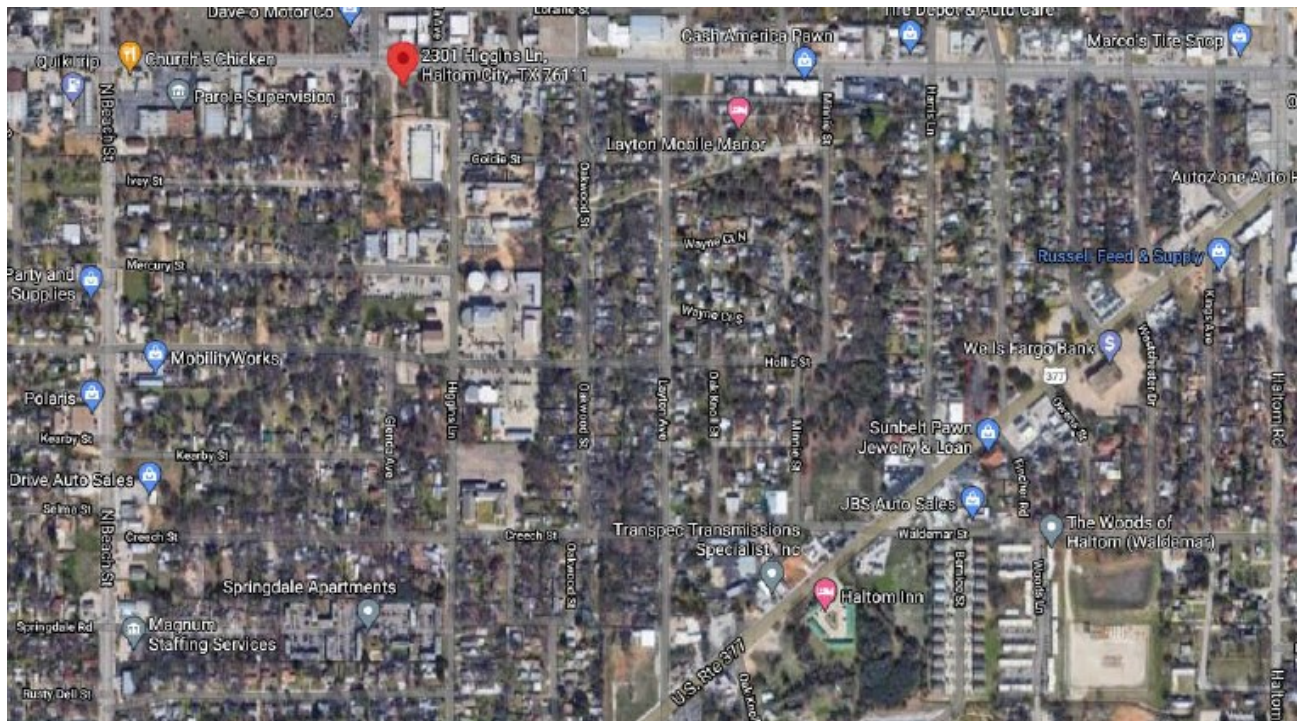
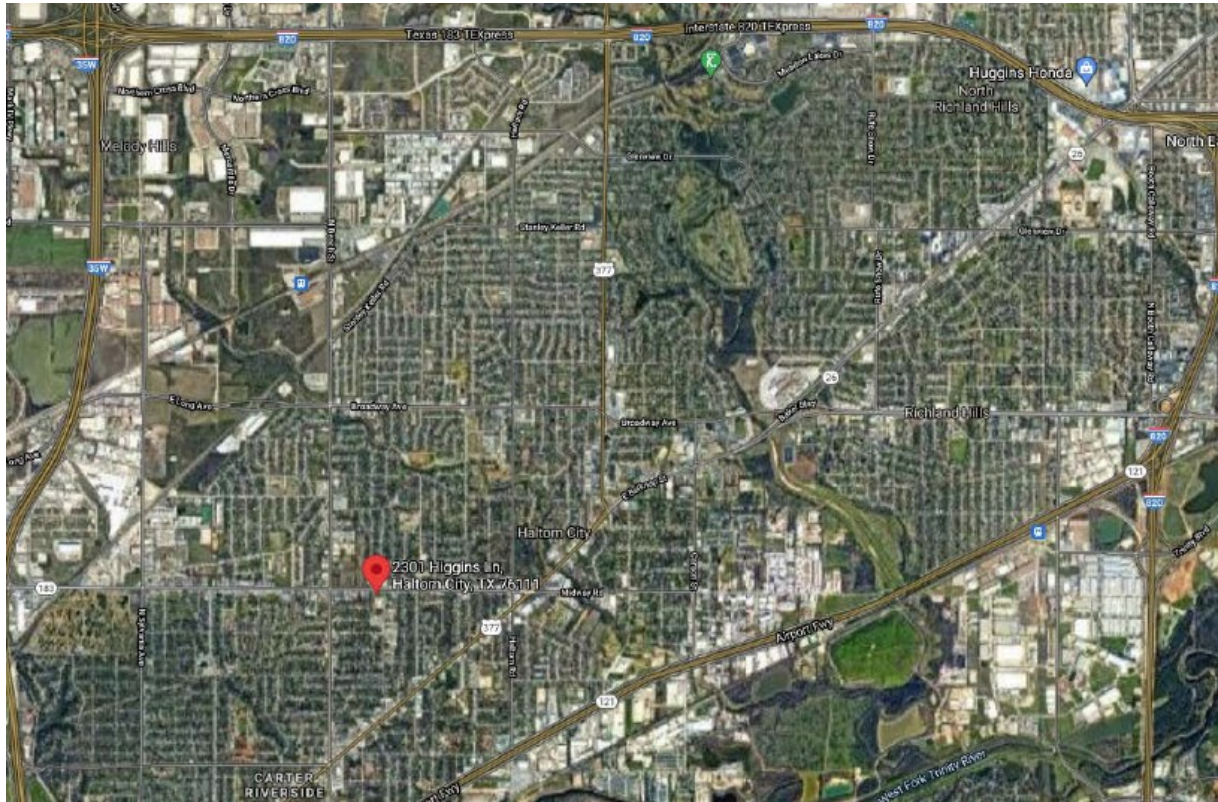


For Information

Don D. Phifer
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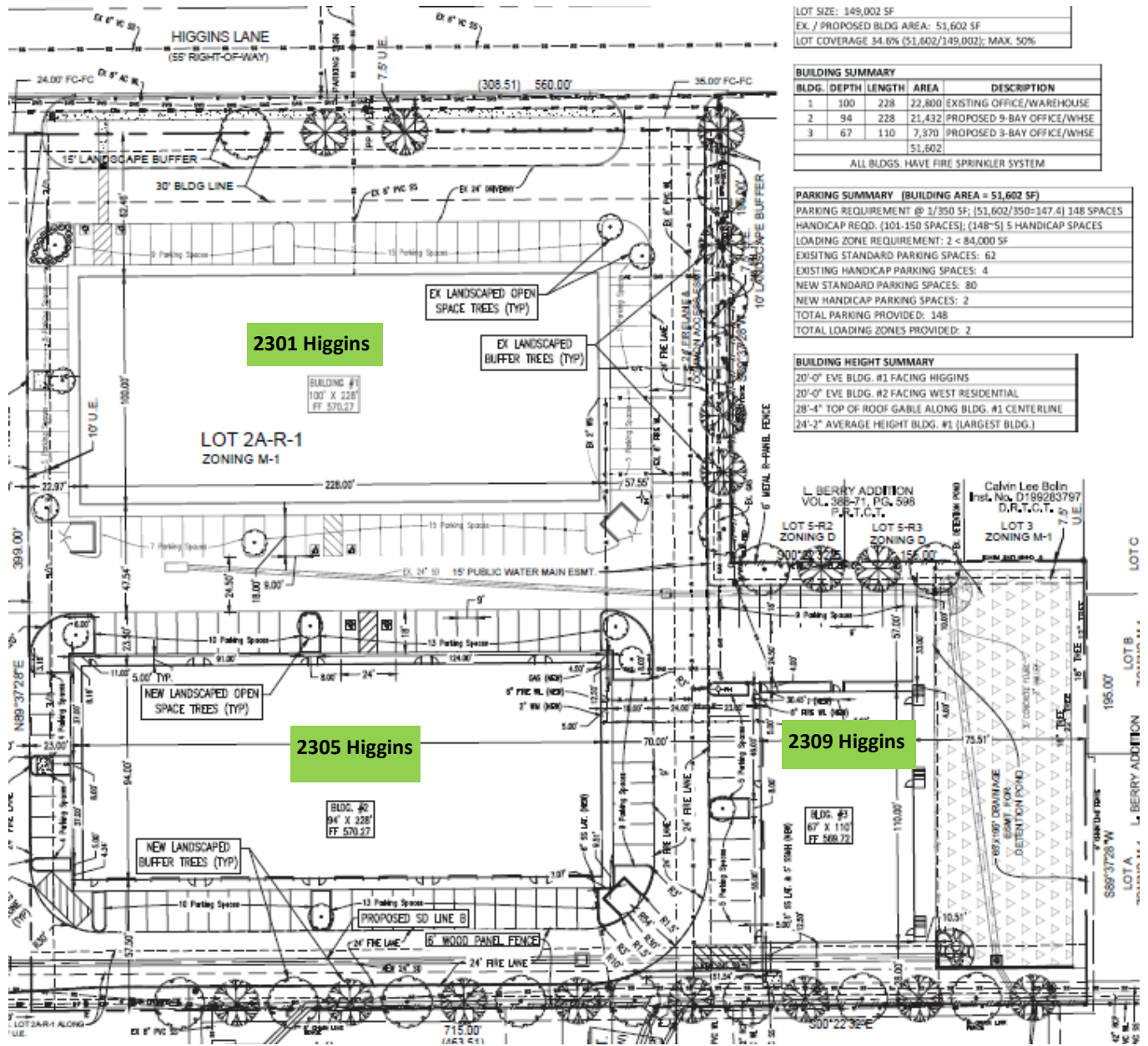
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LOT SIZE: 149,002 SF
EX. / PROPOSED BLDG AREA: 51,602 SF
LOT COVERAGE 34.6% (51,602/149,002); MAX. 50%

BUILDING SUMMARY				
BLDG.	DEPTH	LENGTH	AREA	DESCRIPTION
1	100	228	22,800	EXISTING OFFICE/WAREHOUSE
2	94	228	21,432	PROPOSED 9-BAY OFFICE/WHSE
3	67	110	7,370	PROPOSED 3-BAY OFFICE/WHSE
			51,602	
ALL BLDGS. HAVE FIRE SPRINKLER SYSTEM				

PARKING SUMMARY (BUILDING AREA = 51,602 SF)	
PARKING REQUIREMENT @ 1/350 SF; (51,602/350=147.4) 148 SPACES	
HANDICAP REQ'D. (101-150 SPACES); (148-5) 5 HANDICAP SPACES	
LOADING ZONE REQUIREMENT: 2 < 84,000 SF	
EXISTING STANDARD PARKING SPACES: 62	
EXISTING HANDICAP PARKING SPACES: 4	
NEW STANDARD PARKING SPACES: 80	
NEW HANDICAP PARKING SPACES: 2	
TOTAL PARKING PROVIDED: 148	
TOTAL LOADING ZONES PROVIDED: 2	

BUILDING HEIGHT SUMMARY	
20'-0" EVE BLDG. #1 FACING HIGGINS	
20'-0" EVE BLDG. #2 FACING WEST RESIDENTIAL	
28'-4" TOP OF ROOF GABLE ALONG BLDG. #1 CENTERLINE	
24'-2" AVERAGE HEIGHT BLDG. #1 (LARGEST BLDG.)	

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