

# FOR LEASE INDUSTRIAL PROPERTY



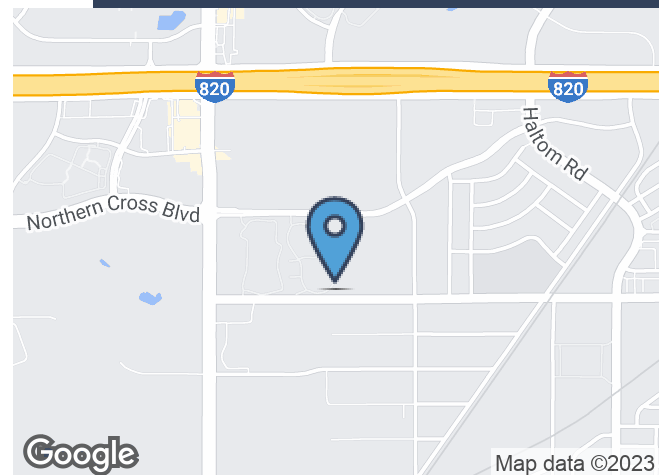
4201 GLENVIEW DRIVE, HALTOM CITY, TX 76117



## PROPERTY HIGHLIGHTS

- ±2,000 - 32,200 SF Industrial Flex Space
- Zoned: Heavy Industrial
- Glass at each end-cap
- Shell / Turn-Key Options Available
- Delivery 03 2024
- Zoning M2 - Industrial
- Located on Glenview Road and N. Beach St

LEASE RATE CALL FOR PRICING



## CONTACT INFORMATION

### SETH MULLINS

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### JIM KELLEY

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### Champions DFW Commercial Realty

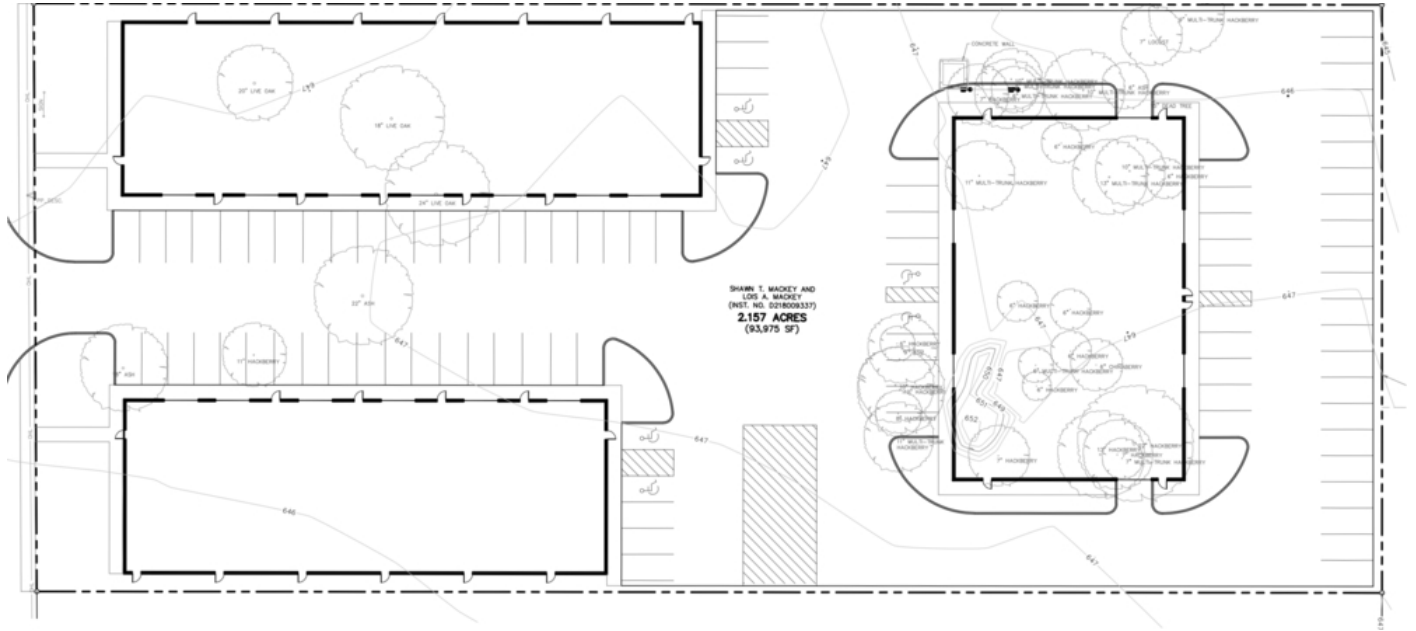
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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**LEASE SPACES**



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 12,000 SF	Lease Rate:	Call for Pricing

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	5,000 - 10,000 SF	NNN	Call for Pricing	Can be demised into 5000 SF Spaces Build-to-Suit Option Glass at each end-cap
Building 2	Available	2,000 - 12,000 SF	NNN	Call for Pricing	Can be demised into 2,000 + SF Spaces Glass at each end-cap

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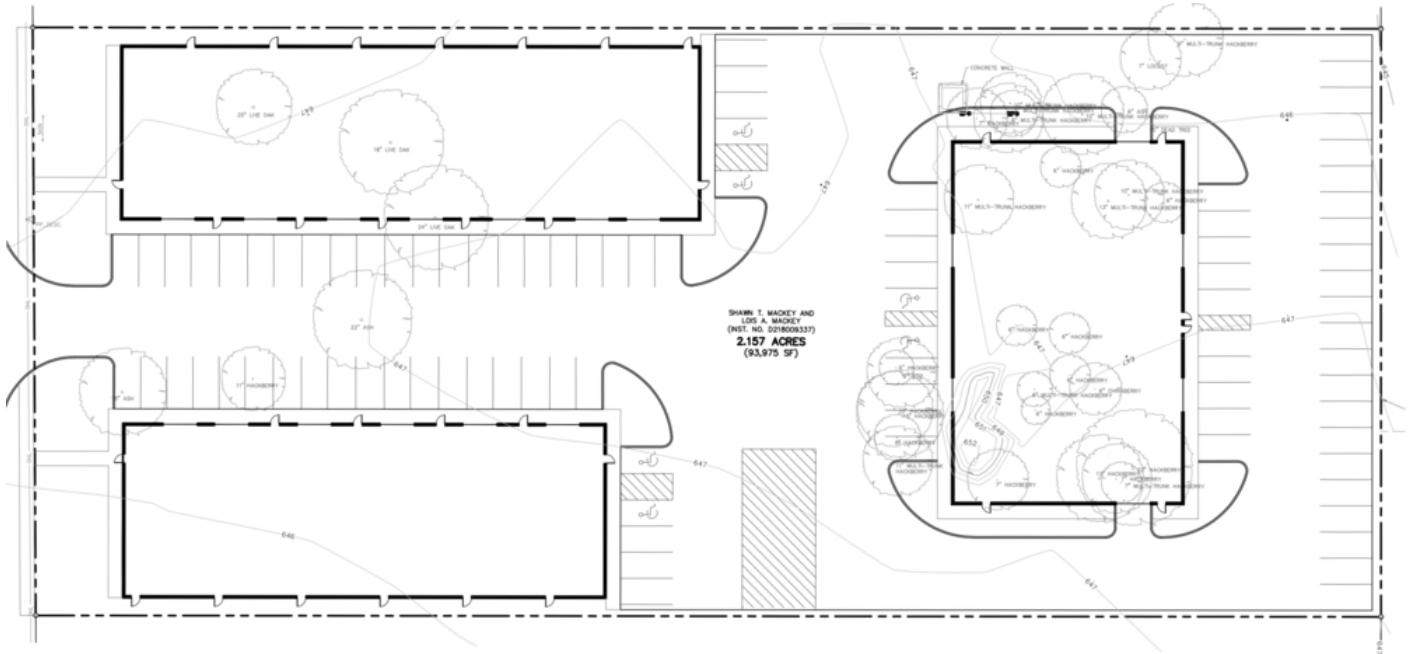
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## LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Building 3	Available	2,000 - 10,200 SF	NNN	Call for Pricing	Can be demised into (5) 2,000 + SF spaces Glass at each end-cap
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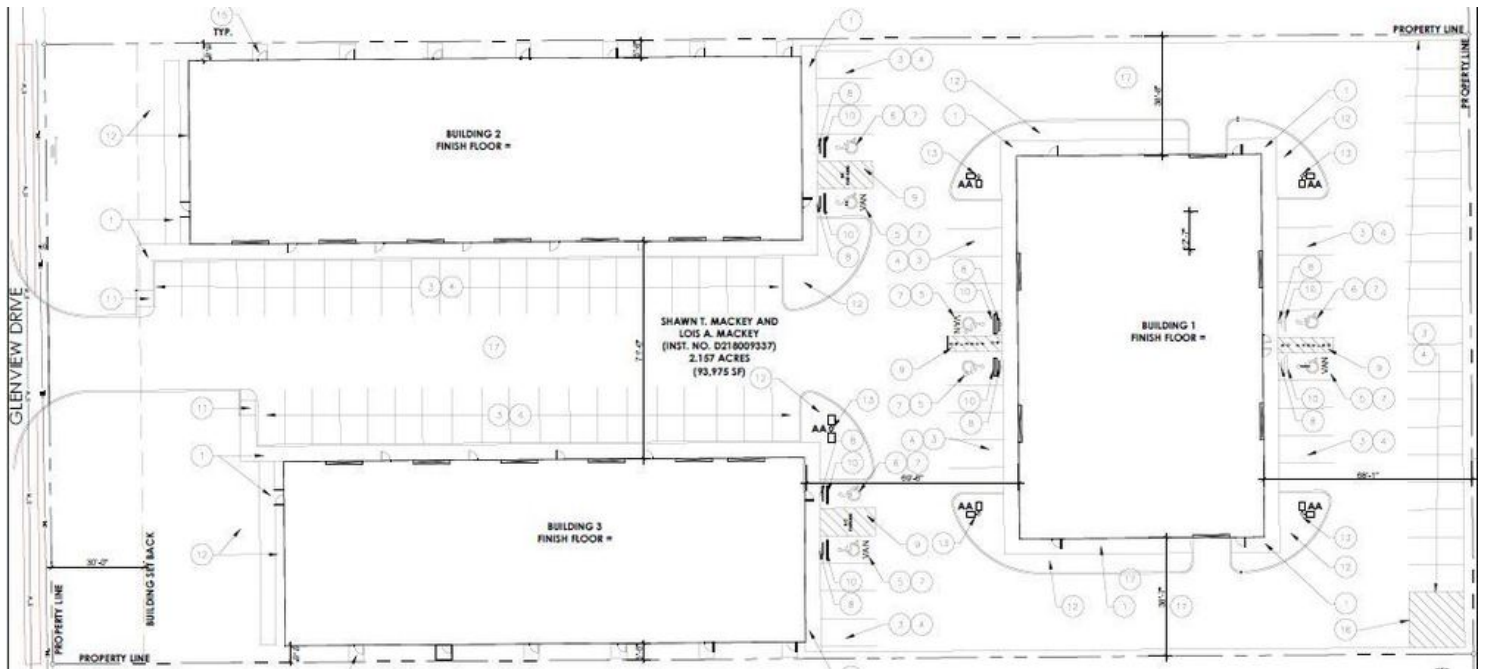
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**SITE PLAN**



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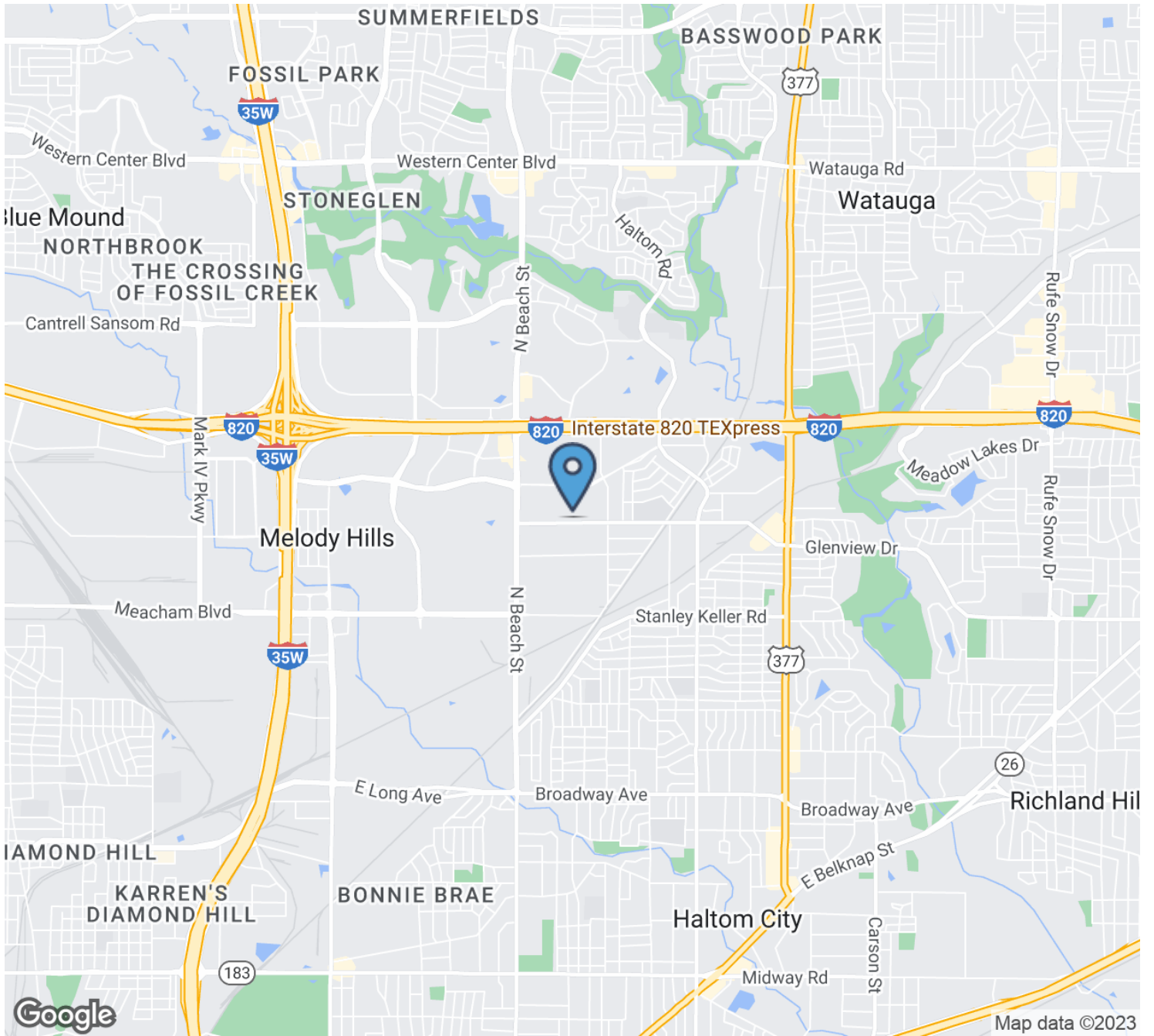
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## LOCATION MAP



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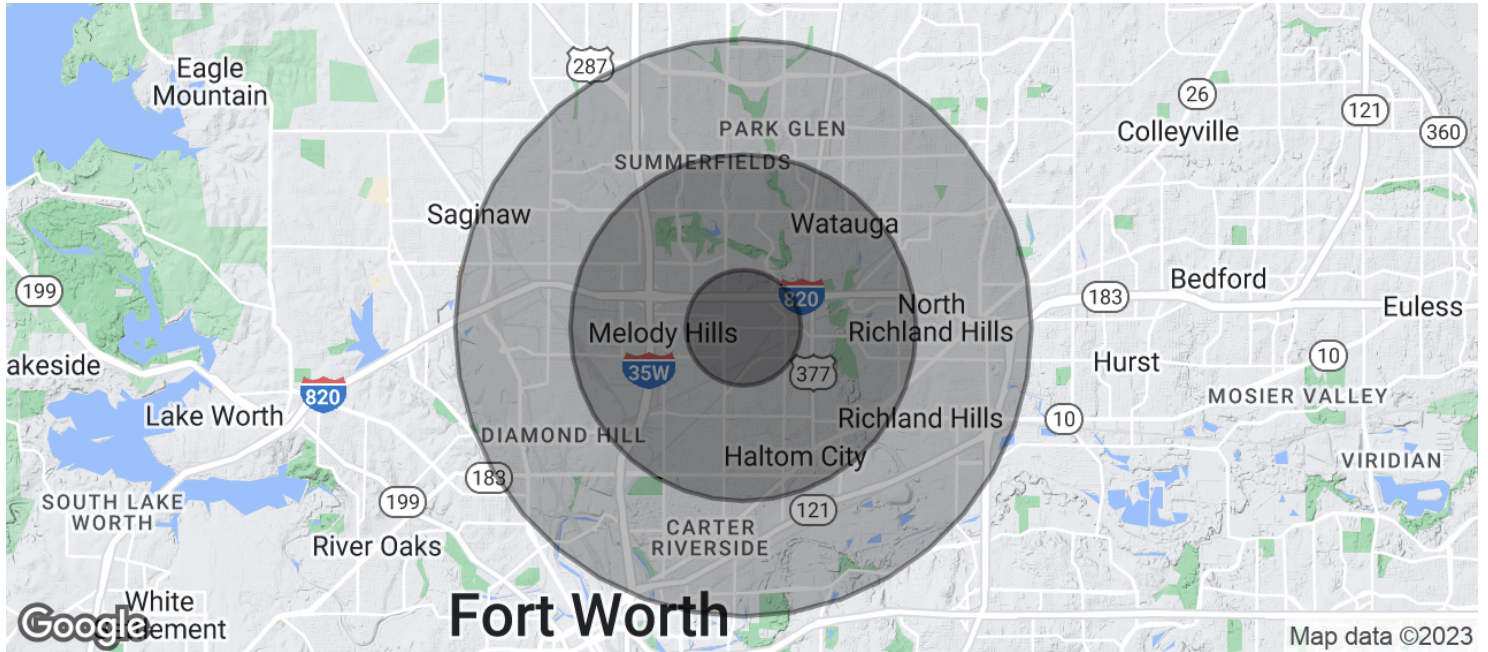
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,618	87,545	230,975
Average Age	32.4	32.7	33.2
Average Age (Male)	32.1	31.2	32.0
Average Age (Female)	31.6	33.7	34.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,001	32,350	79,790
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$55,627	\$62,350	\$65,697
Average House Value	\$98,669	\$121,851	\$135,402

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**FOR LEASE**  
INDUSTRIAL PROPERTY



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**DEVELOPED BY:**



**BROKERAGE / PROPERTY MANAGEMENT BY**



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## BROKER CONTACTS



### **SETH MULLINS**

Senior Associate

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### **JIM KELLEY**

Principal/Broker

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jim@championsdfw.com



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DFW COMMERCIAL REALTY

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