



17540 MATANY ROAD

JUSTIN, TX 76247

Justin Business Park

PROPERTY DETAILS

Space Available	2,000 – 6,000 SF
Property Type	Industrial
Subtype	Warehouse
Rentable Area	36,000 SF
Year Built	2023
Clear Height	18'
Floors	6" Concrete
Rental Rate	Upon Request
Lease Term	Negotiable

Newly Constructed Warehouse Space
in a *High-Demand Industrial Corridor*

Justin Business Park offers brand new warehouse units from 2,000 to 6,000 SF in one of North Texas's most active logistics corridors. Built in 2023 with grade-level loading, 18' clear heights, 6" concrete floors, sprinklers, and modern air-conditioned offices — minutes from Alliance Airport, Texas Motor Speedway, and the TX-114 / I-35 interchange.

— WAREHOUSE FEATURES

- Grade-level loading with oversized garage doors
- 18' clear heights & 6" concrete floors
- Sprinklers & LED lighting throughout
- Modern air-conditioned private offices
- Newly constructed — move-in ready

— STRATEGIC LOCATION

- 3 miles to Texas Motor Speedway
- 5 miles to TX-114 & I-35 intersection
- 6 miles to Alliance Airport & BNSF Rail Yard
- Near Tanger Outlets & major retail
- 22 miles to Fort Worth

CONTACT

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— PROMINENT TENANT NEIGHBORHOOD

DHL, Clorox, Sam's Club, GE, and Lab Supply all operate within a 10-minute drive — reflecting the corridor's strength as a preferred destination for serious industrial operators.

— AFFLUENT & GROWING MARKET

Over 83,000 households within 10 miles averaging \$138,420 income. Resident population within 5 miles projected to grow 7% from 2023 to 2028.

OVERHEAD DOORS

Grade-level loading with oversized garage doors on every unit

CONSTRUCTION

Built 2023 — 6" concrete floors, sprinklers, LED lighting

LEASE FLEXIBILITY

From 2,000 SF — combine units for up to 6,000 SF