

AMERICO REAL ESTATE

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**17540 MATANY ROAD
JUSTIN, TX 76247**

Min. Divisible: 2,000 SF

Property Type: Industrial

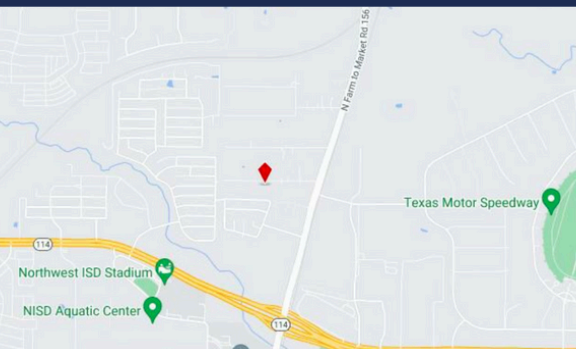
Property Subtype: Distribution

Rentable Building Area: 36,000 SF

Year Built: 2003

Rental Rate: Upon Request

Lease Term: Negotiable



Set up shop on one of the new frontiers of growth for the greater Dallas-Fort Worth area in a recently built warehouse at 17540 Matany Road, presented by Americo Real Estate. 17540 offers grade-level loading units with oversized garage doors ranging from 2,000 to 6,000 square feet. The warehouses have high eave heights, lighting, sprinklers, and durable 6-inch concrete floors. Spaces also come with air-conditioned private offices.

MODERN INDUSTRIAL WAREHOUSE



Industrial warehouse space built in 2023 with oversized garage doors, private offices, 6" floors, sprinklers, and lighting.

AFFLUENT CLIENT BASE



Client-based businesses can serve a robust base, with over 83,000 households reporting an average income of \$138,420 within a 10-mile radius.

STRATEGIC LOCATION



Within 5 miles of the TX 114 and I-35 intersection, Tanger Outlets, Texas Motor Speedway, Alliance Airport, and the BNSF Alliance Rail Yard.

PROMINENT TENANT NEIGHBORHOOD



Area preferred by high-profile industrial tenants such as DHL, Clorox, Sam's Club, GE, Lab Supply, and more occupy space within a 10-minute drive.

GROWTH FORECASTED AREA



Located in a rapidly growing area; the number of residents within a 5-mile radius is projected to rise by 7% from 2023 to 2028.



**Shane
Clark**

 (469) 688-6663

 shane@americorealestate.com

 14800 Landmark Blvd, Ste 100
Dallas, TX 75254



www.americorealestate.com

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