



# PROPERTY SUMMARY

## PROPERTY: **Urban Garages Northlake**

**ADDRESS:** 4451 Dale Earnhardt Way, Northlake, TX 76262

**TYPE/ZONING:** Commercial / Industrial / Office

**AVAILABLE:** Suite B19 & B20 – 2,720 Total SF  
+/- 800 SF Mezzanine, +/- 1,920 SF Flex Space, 100% HVAC

**RATE:** \$22.00 / SF / YR + NNN (\$4.67/SF)

**TERMS:** Negotiable

**TI:** Negotiable

**UTILITIES:** Water and Trash included, Electric is Tenant's Expense

**SIGNAGE:** Façade and Monument available. All signage will be per city ordinances and Landlords approval.

**PARKING:** Ample

**AGE:** Built 2023

**LISTED:** LoopNet, Costar, Crexi, and many other sites

**COMMENTS:** Move-in-ready flex/garage space located in the highly desirable Urban Garages Northlake. Suites B19 & B20 total +/- 2,720 SF, including +/- 800 SF of mezzanine and +/- 1,920 SF of fully climate-controlled flex space. Built in 2023 with ample parking and strong curb appeal. Excellent exposure and access along FM 156 with proximity to I-35W. Ideal for small businesses, contractors, hobby users or storage.

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