



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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