

# Rowlett

BUSINESS CENTER

3314 Lakeview | Rowlett, TX

## For Sale or Lease

68,610 SF Available

SIGNAGE

LEASED BY:



JOINT VENTURE OF:

Hopewell





# Prime Location



## Drive Times & Distances

### President George Bush Turnpike

🚗 1.0 mi ⌚ 4 min

### US-75

🚗 14.1 mi ⌚ 15 min

### Interstate 30

🚗 4.7 mi ⌚ 9 min

### Interstate 20

🚗 19.0 mi ⌚ 24 min

### Interstate 635

🚗 7.5 mi ⌚ 15 min



# Site Plan

## Building Information

Building SF: **68,610 SF**

Office SF: **BTS**

Truck Court: **130'**

Sprinkler System: **ESFR**

Clear Height: **32'**

Building Depth: **250'**

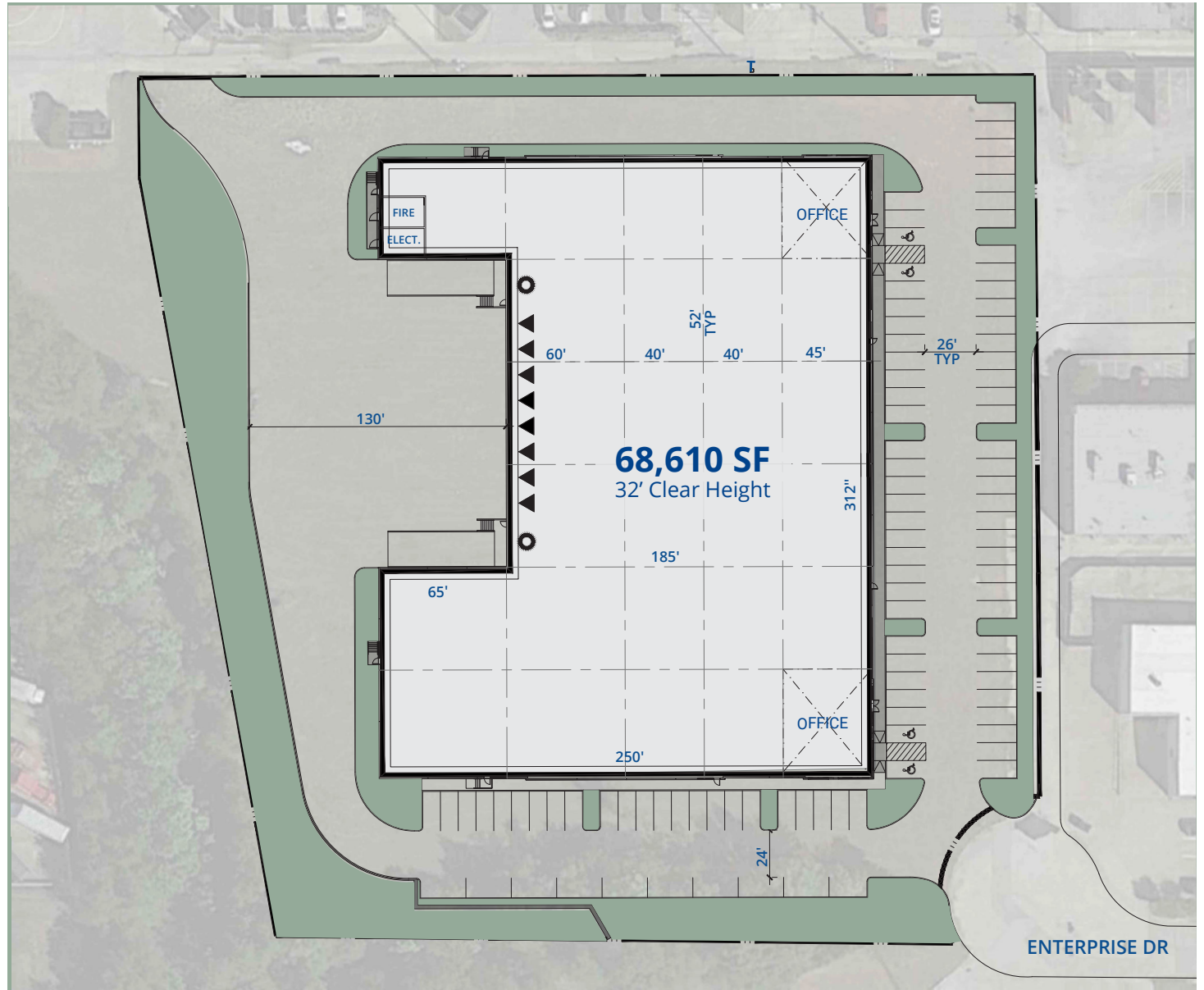
Auto Parking: **115**

Dock Doors: **8**

Drive-In Doors: **2**

Speed Bay: **60'**

Timing: **Q3 2025**





# Amenities Map







# Contact

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