

COMMERCIAL FLEX BUILDINGS FOR LEASE

**Brand New. Professional.
Upscale. Prime Location.**

Aero Park
11437 Cockleburr Rd., Roanoke, TX 76262



PROPERTY HIGHLIGHTS

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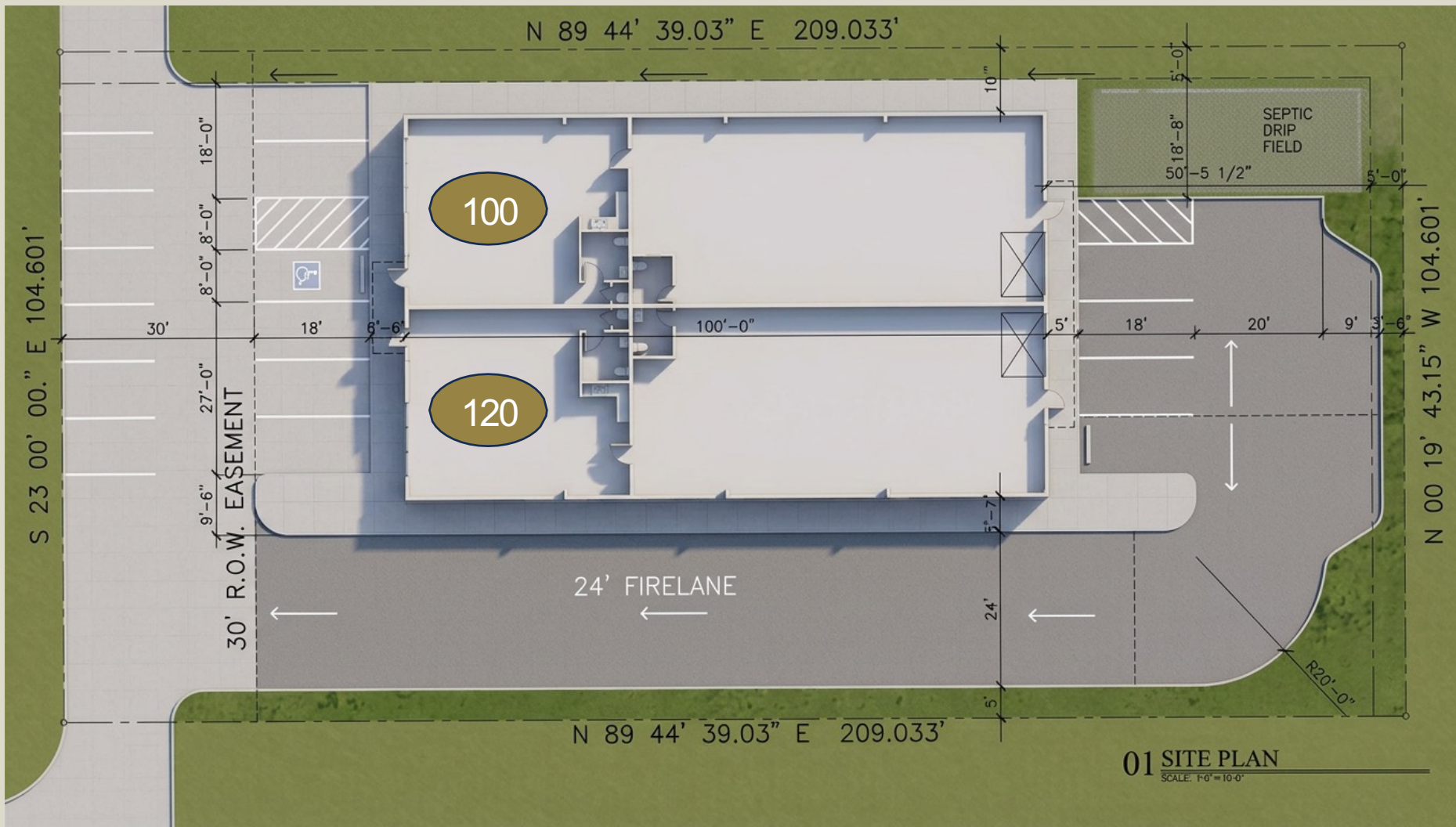
- This property has been designed as the Aero Park with three office/flex buildings.
- Property is located by the Northwest Regional Airport (Aero Valley Airport), approximately 3 miles east of the Texas Motor Speedway. Site has easy access to I-35W, Hwy 114, and 377.
- Complete Buildings to lease between 6,000 SF to 3,000 SF.
- Property flexibly zoned ML - Light Manufacturing.
- Possible uses include: Electrical, Plumbing hardware, sales with outside display; Nursery; other Contractor Offices.



PROPERTY HIGHLIGHTS	
Address	11437 Cockleburr Rd. Roanoke, TX 76262
Commercial Development	Phase 1: .5019 Acres This property has been designed as the Aero Park
Suites For Lease	SUITE 100 - 3000 SF SUITE 120 - 3000 SF
Zoning	No zoning restrictions
Leasing Price	\$11-\$12 plus NNN
Investment Highlights	<ul style="list-style-type: none"> • No zoning restrictions - located in the County outside of city limits • Centrally located near Roanoke with easy access to I35W, Hwy 114, and 377 • Easy Ingress/Egress to Major Roads
Potential Uses	Possible uses include: Electrical, Plumbing hardware sales with outside display; Nursery; other Contractor Offices
Ownership	Local Ownership
Fantastic Location	Property is located by the Northwest Regional Airport (Aero Valley Airport), approximately 3 miles east of the Texas Motor Speedway. Site has easy access to I-35W, Hwy 114, and 377.



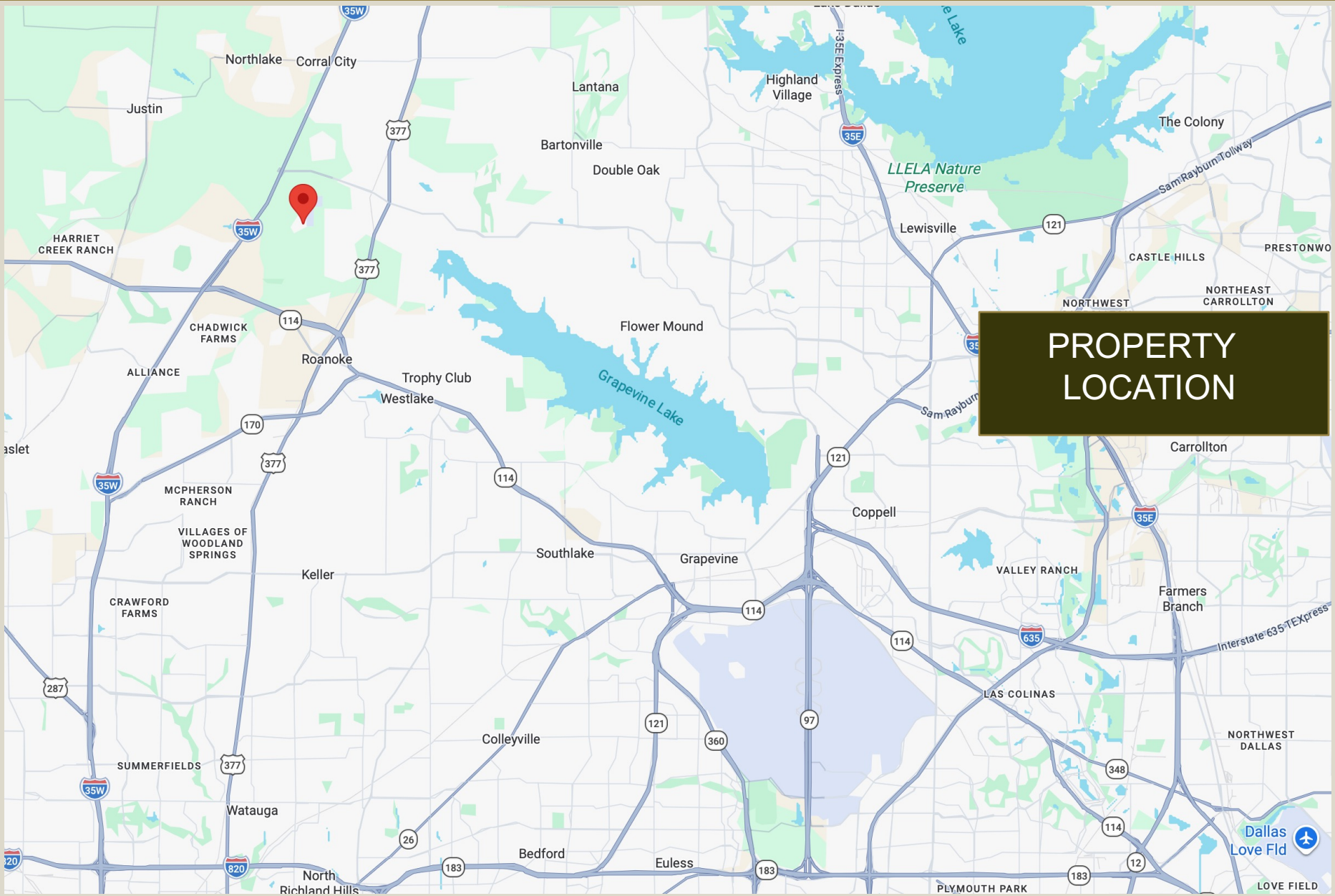




01 SITE PLAN
SCALE: 1/8" = 10'-0"

SUITE 100 - 3000 SF
SUITE 120 - 3000 SF

PROPERTY SITE PLAN



**PROPERTY
LOCATION**



Aero Park

Flex Warehouse Campus





CONTACT INFORMATION

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Aero Park

Flex Warehouse Campus

Aero Park | 11437 Cockleburr Rd., Roanoke, TX 76262
OFFICE/FLEX BUILDINGS FOR LEASE



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