

Property Highlights

- Office/Showroom Space Available for Lease
- Two (2) Dock High Doors with one ramped
- 18' Clear Height
- 160' Shared Truck Court
- Close Proximity to I-35 and Northwest Highway
- Institutional Ownership

Space

Suite 103

Lease Rate

\$12.50 NNN

Space Size

5,600 SF

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Property Description

This 50,400-square-foot, industrial property features masonry/concrete exterior walls with a steel roof and floor structure, supported by concrete slab on grade. The office area is finished with commercial-grade short-loop carpeting and vinyl tile over concrete floors, textured and painted sheetrock interior walls on a metal framework, suspended acoustical tile ceilings, and LED lighting. This combination of durable construction and functional office finishes makes the property well-suited for a variety of industrial or commercial uses.

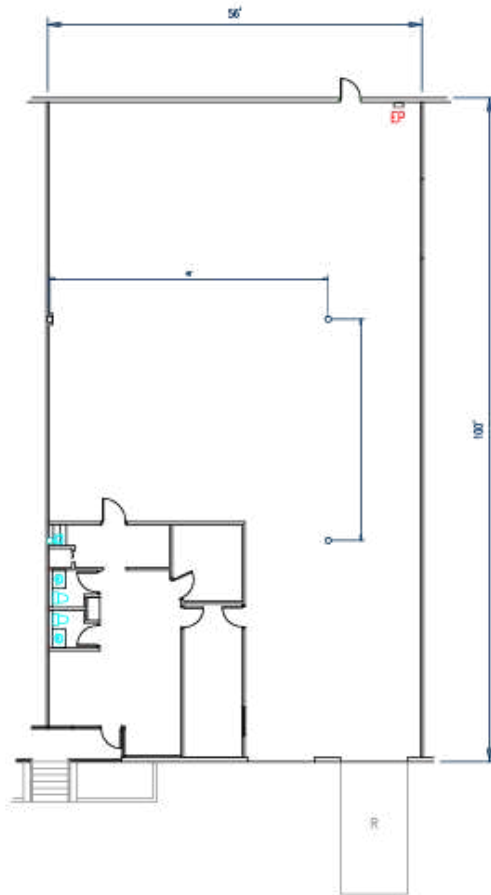
Location Description

Situated at 2515 Willowbrook Road, this property is located in a well-established industrial flex park just off Interstate 35E and Northwest Hwy, providing convenient access to major freeways. Its strategic position offers proximity to hotels, restaurants, businesses, and various amenities, making it an ideal location for both office and warehouse needs.

Offering Summary

Lease Rate:	\$12.50 NNN
Available SF:	5,600 SF
Lot Size:	214,653 SF
Building Size:	50,400 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,444	68,574	423,275
Total Population	5,297	207,290	1,088,987
Average HH Income	\$40,058	\$76,657	\$82,775


SPACE SUMMARY

LEASEABLE AREA	5,600 SQFT
OFFICE AREA	1,076 SQFT
DOCK DOORS	2

LEGEND

EP	Electrical Panel
EM	Electrical Meter
OHD	Overhead Door

