

For Sale

# Freestanding Flex Warehouse

200 Boyd Business Parkway, Boyd, TX 76023

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Accelerating success.

**FLEX PARKS**  
USA

# Property Details.

200 Boyd Business Pkwy | Boyd, TX

<b>Asking Price</b>	<b>\$650,000</b>
<b>Property Address</b>	200 Boyd Business Pkwy, Boyd, TX
<b>Property Type</b>	Flex/Warehouse
<b>Property Size</b>	5,000 SF
<b>Land Area</b>	0.72 Acres
<b>Year Built</b>	2025
<b>Construction</b>	Metal
<b>Zoning</b>	Industrial

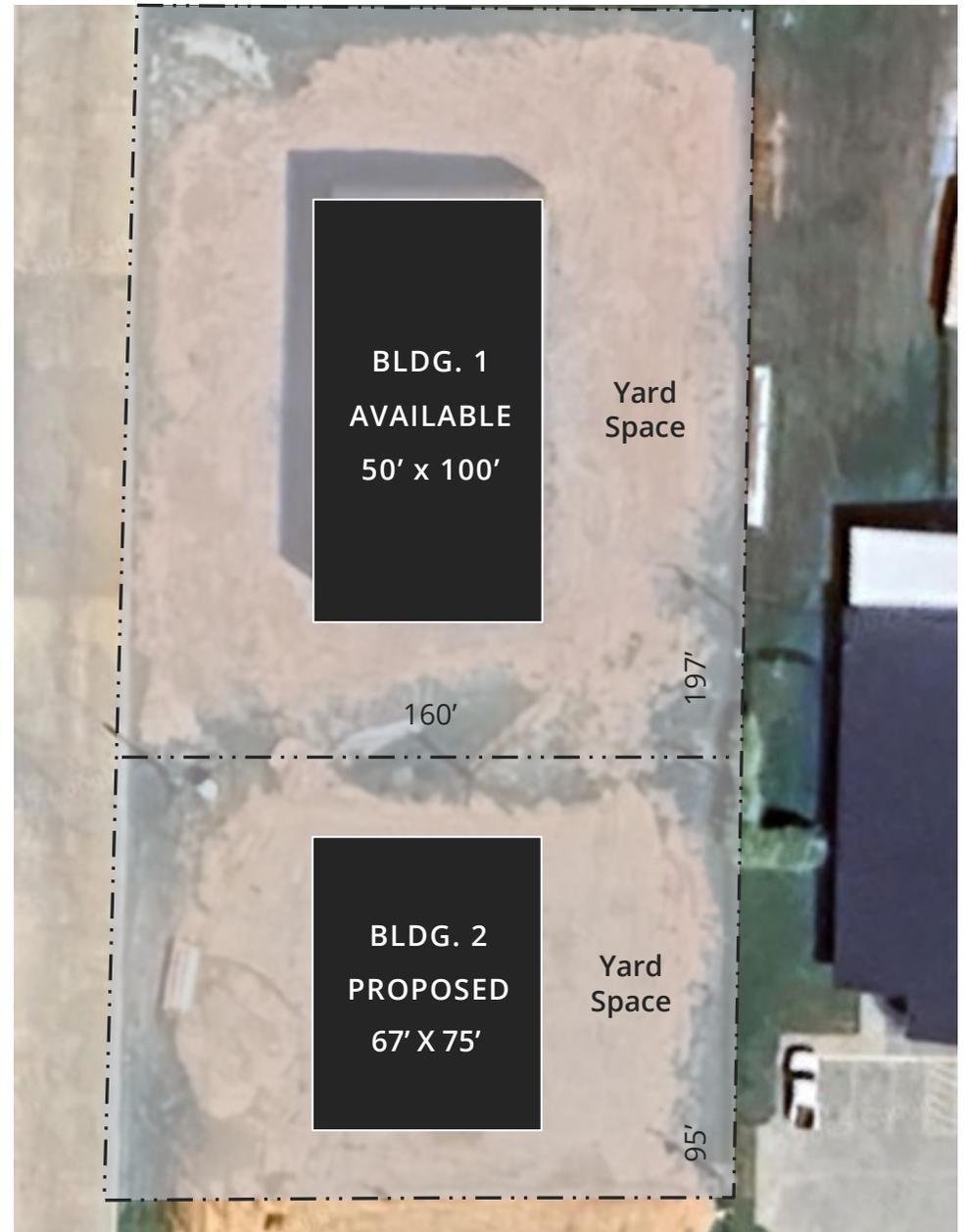
## Highlights:

- Currently configured for a single user with 6 grade-level doors
- Can be divided into 2 units or used as a single-tenant building
- Secure, fenced and gated yard space
- Shell condition with 2 bathrooms in place - office build-out available
- Concrete pad parking lot
- Adjacent building for sale - Can be purchased together or separately

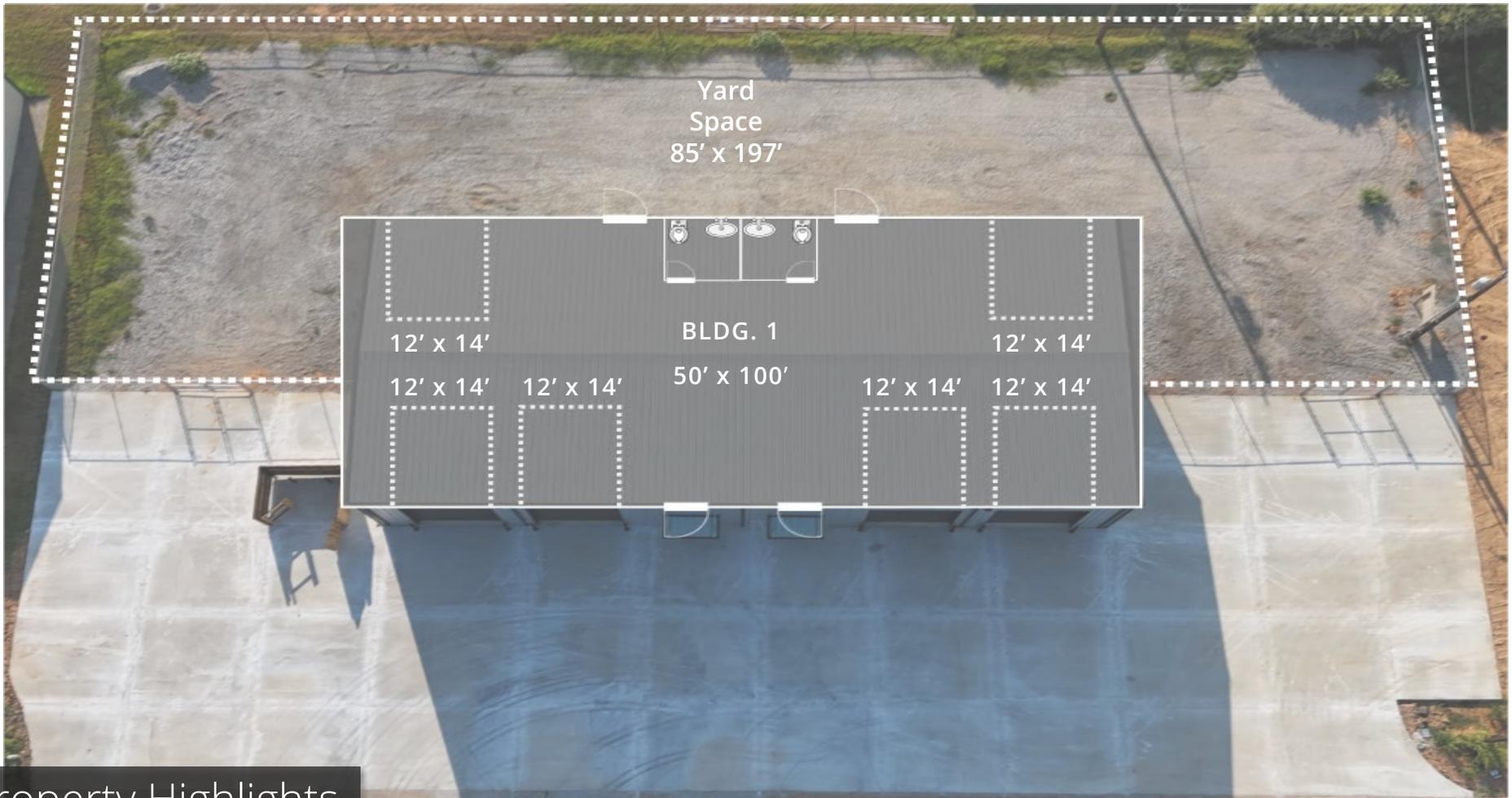


# Site Plan.

	<b>BLDG 1</b>	<b>BLDG 2</b>
Building SF	5,000 SF	5,025 SF
Office SF	BTS	BTS
Lot Size	.72	.35
Clear Height	22'	22'
Depth	50'	67'
Parking	±11	±8
Drive-In Doors	6	3
Outside Storage	85' x 197'	43' x 95'



# Floor Plan.



## Property Highlights

- ±5,000 SF Freestanding Industrial/Flex Building
- .72 Acre Parcel
- 22" Clear Height
- 6 12' x 14' Grade-Level Loading Doors
- Concrete pad parking lot
- Secure, fenced and gated yard space
- Currently configured for a single user with 6 grade-level doors
- Can be divided into 2 units or used as a single-tenant building
- Shell condition with 2 bathrooms in place – office build-out available
- Adjacent site for sale. Can be purchased together or separately.
- Drive thru capable

# Property Aerial.

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# Building Photos.

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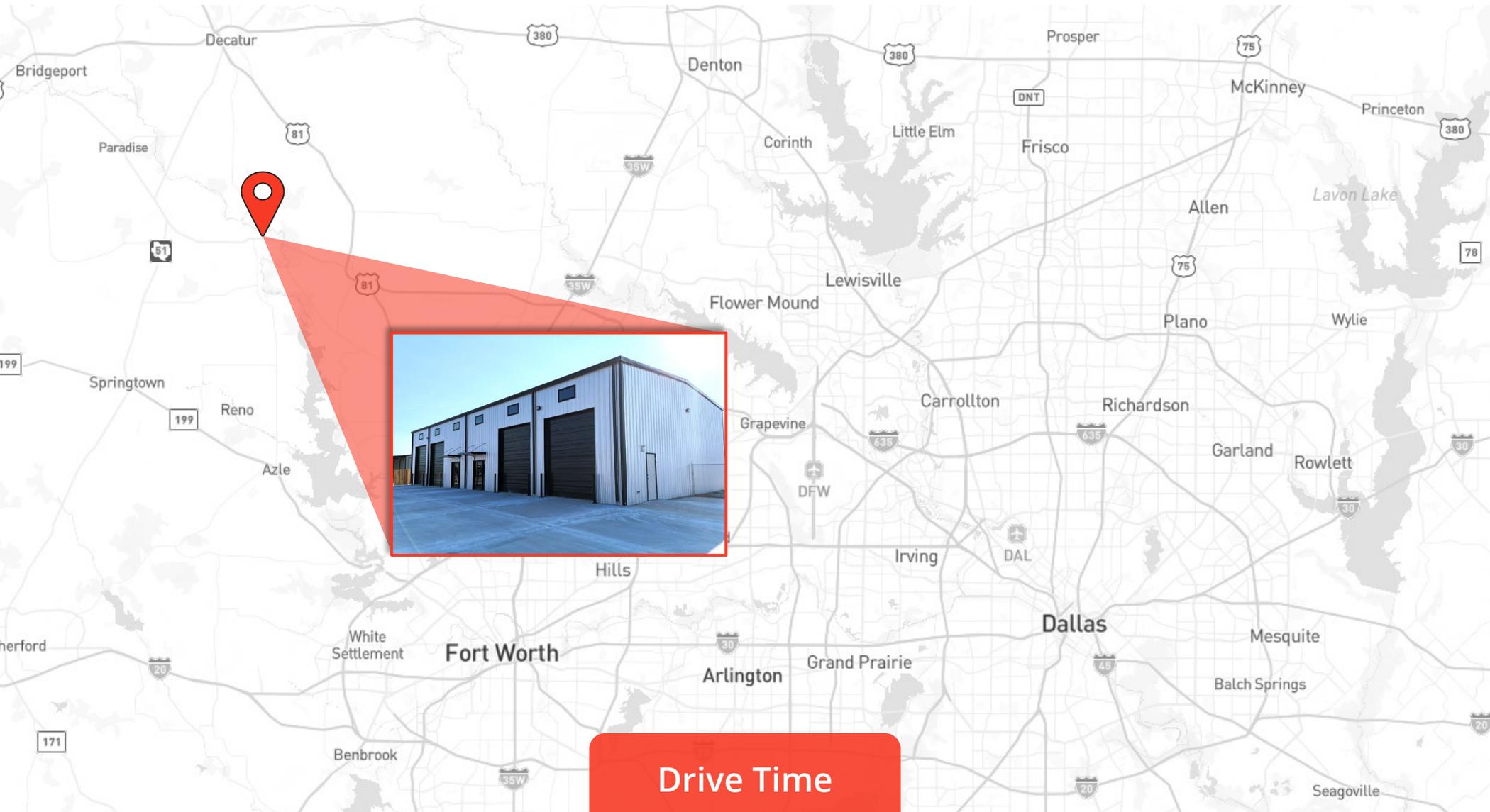


# Building Photos.

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# Site Location.



## Drive Time

**Hwy 114**

<1 Minute

**Hwy 287**

10 Minute

**Hwy 380**

19 Minute

**Hwy 199**

20 Minute

**I-35W**

22 Minute

**Fort Worth**

32 Minute

**DFW Airport**

42 Minute

**Denton**

42 Minute



## Jakob Nunez

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