

Industrial ★ LEASE

LanCarteCRE.com

167 LION COURT RHOME, TX 76078

BUILDING A: 31,500



LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- Building A: 31,500 SF
- 2,655 SF Office
- 30' – 42' Clear Height
- No Interior Columns
- LED Lighting
- Foam Insulated
- 2 Dock High Doors (9' x 10')
- 2 Grade Level Doors (16' x 14')
- Building & Monument Signage Available
- 150-Foot Building Depth
- Heavy Power Available
 - 480 3-Phase (extensive amperage)
- Land Area: +/- 4 AC
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- No Zoning Restrictions

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

This prime location sits just 10 minutes from Alliance, an expansive 18,000 acre development by Hillwood and offers easy access to State Highway 114, U.S. Highway 287, Interstate 35W and Loop 820. The highly visible property on State Highway 114 is across from Reunion, a 10,000 single-family home community, ideally located in one of the fastest-growing areas in Texas for both commercial and residential development, and nationally known as a expanding hub for industrial.

AVAILABLE SPACES

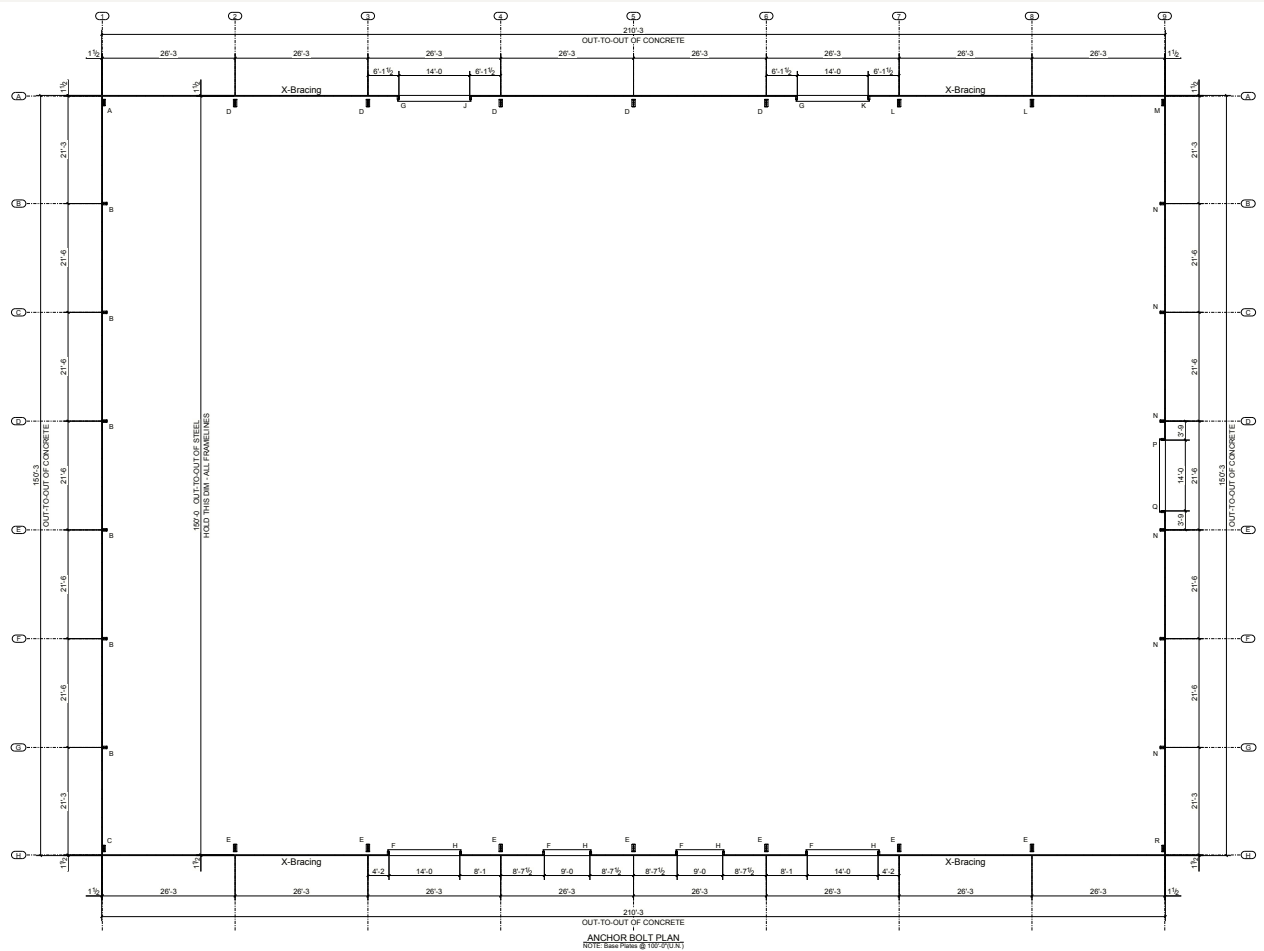
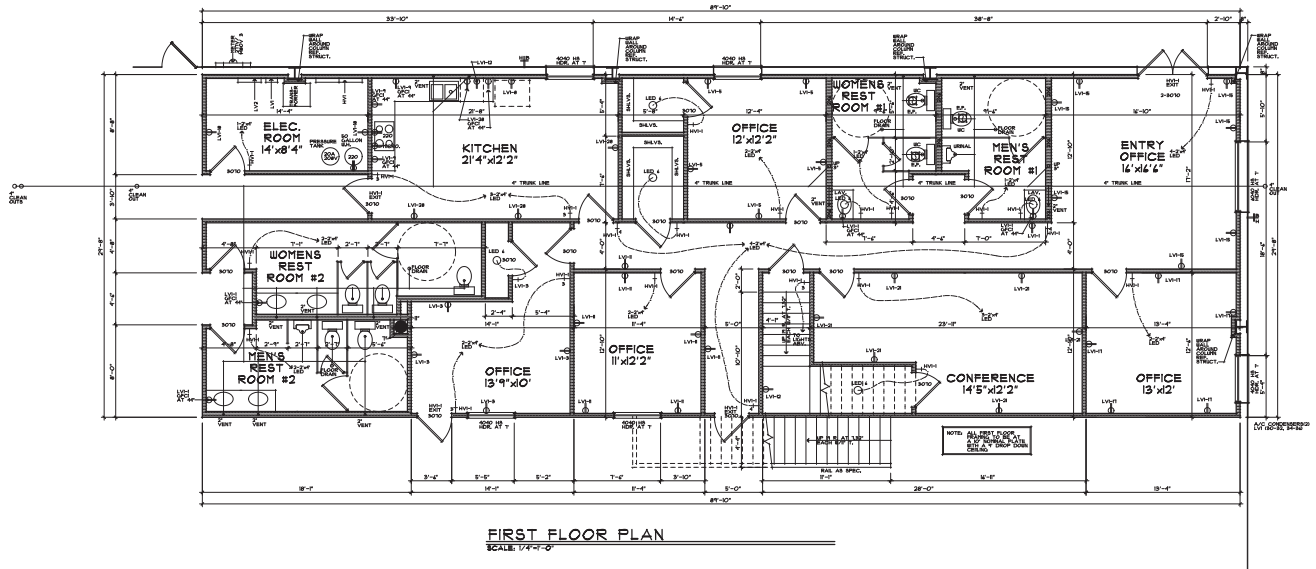
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FLOORPLANS

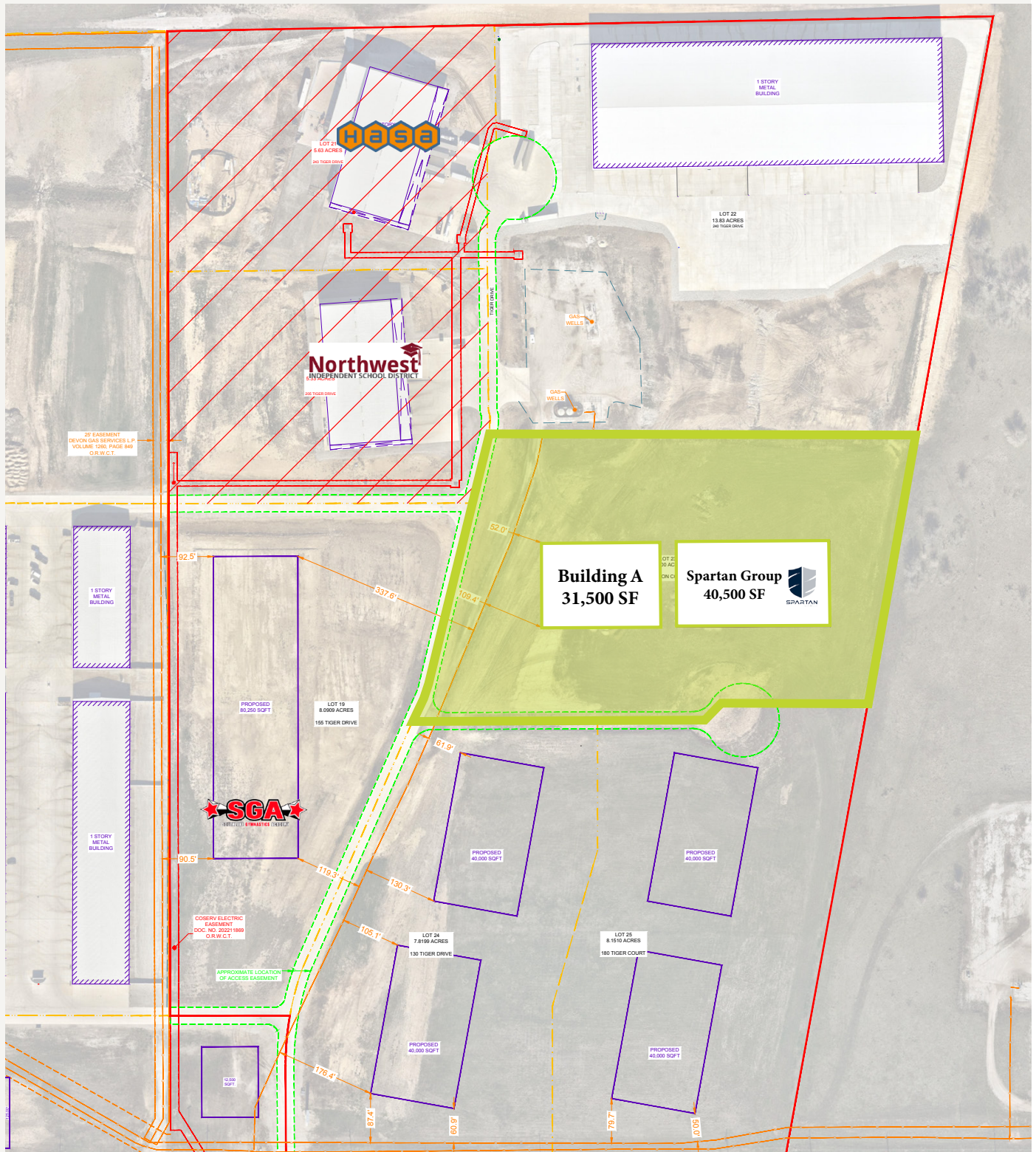


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SITE PLAN

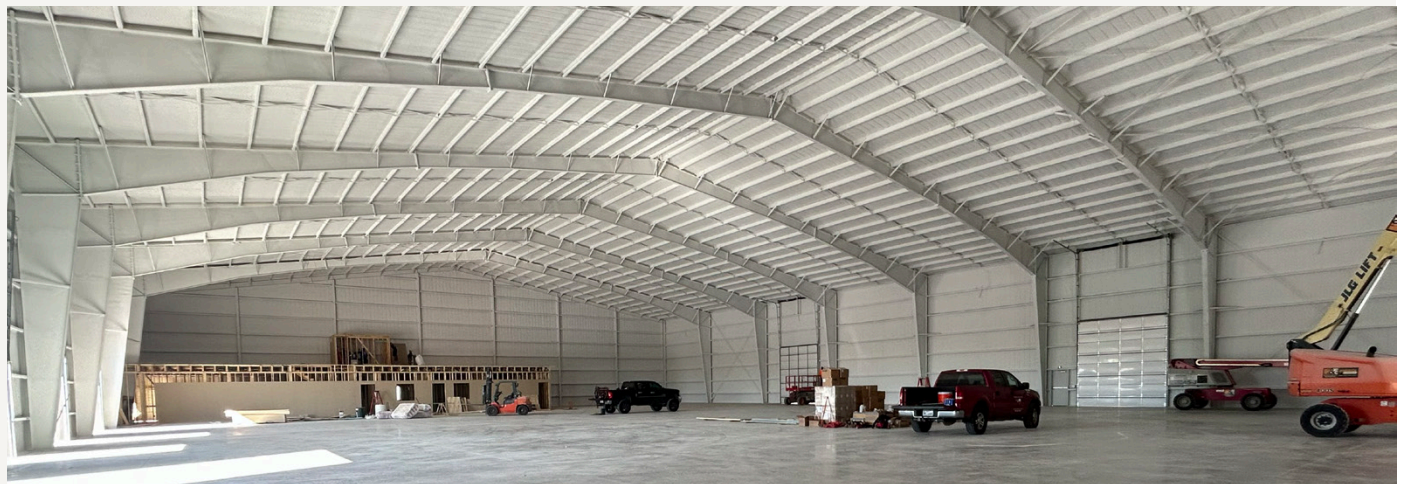


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CONSTRUCTION PROGRESS UPDATE - JAN 2025





LANCARTE COMMERCIAL

Relentlessly Pursuing What Matters

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