

FIRST PARK 121 - BUILDING B

2025 MIDWAY ROAD, LEWISVILLE, TX 75056



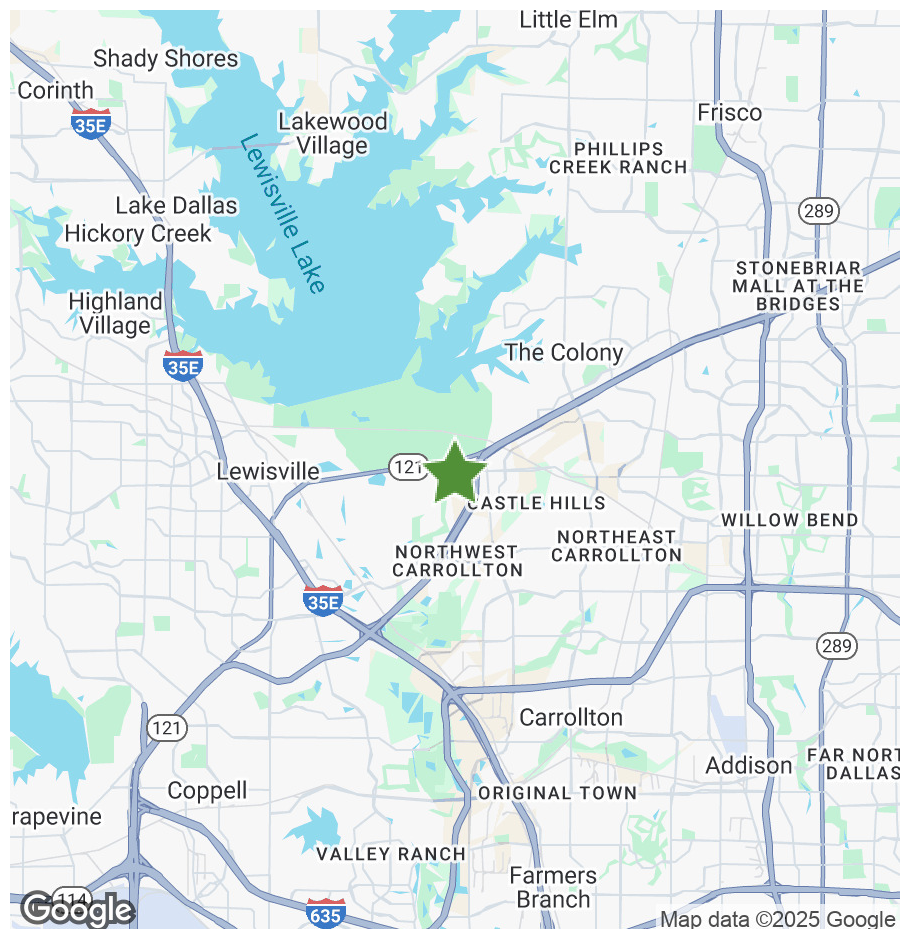
87,730 SQUARE FEET | FOR LEASE

PROPERTY SPECIFICATIONS

Available Space:	87,730 SF
Divisible By:	24,976 SF & 62,754 SF
Office Area:	5,332 SF
HVAC Production Areas:	2,494 SF
	5,916 SF
	1,682 SF
Ceiling Height:	32'
DockDoors:	22 Dock High (9' X 10')
	6 with Pit Levelers
Ramps:	1 Ramp (12' X 14')
Sprinkler:	ESFR
Roof:	60 Mil TPO
Roof Insulation:	R-20
Car Parks:	99
Electrical Services:	1,200 Amps
	480 Volts
	3 Phase

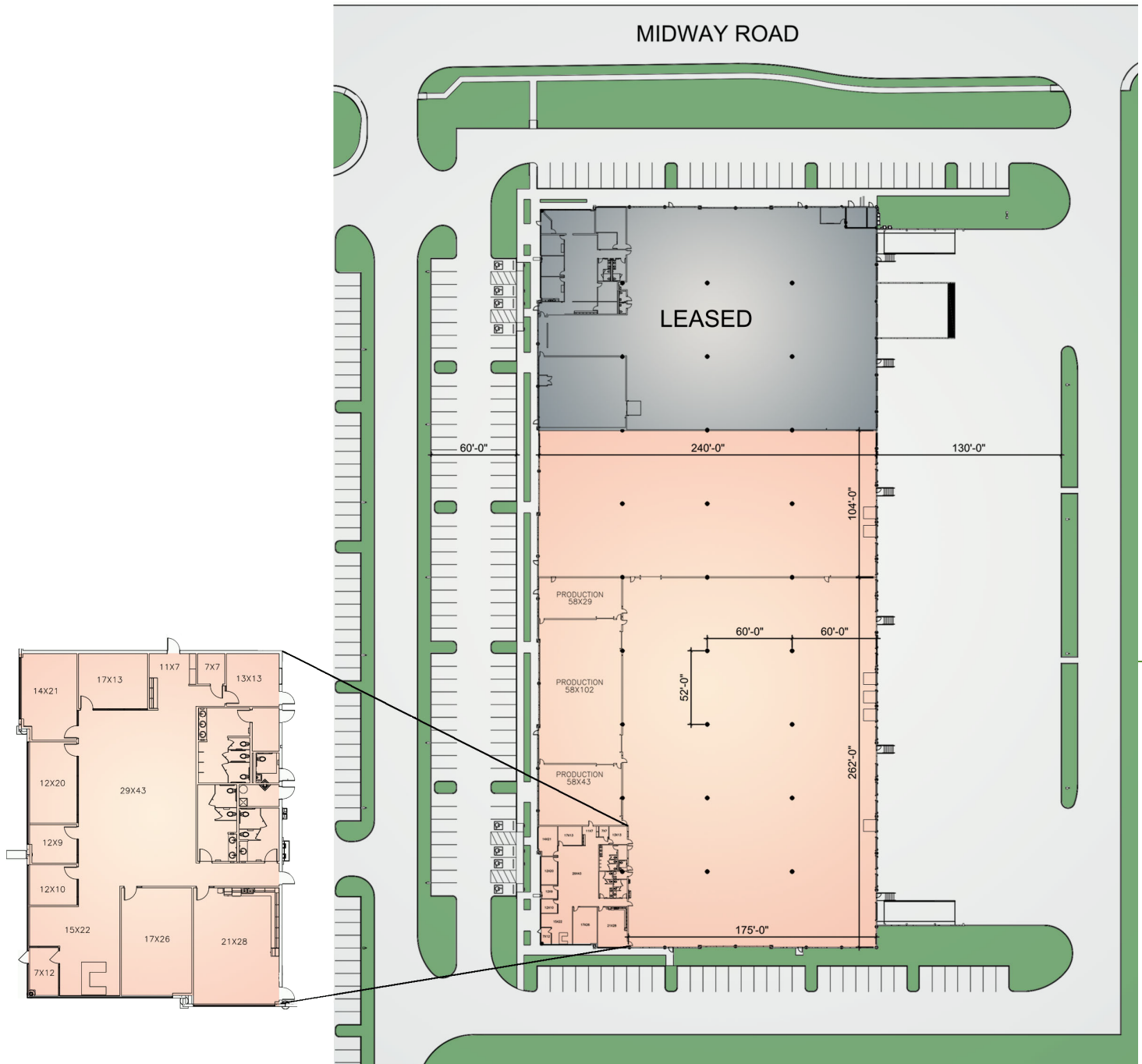
PROPERTY HIGHLIGHTS

- Excellent access to SH-121, with close proximity to I-35E and the North Dallas Tollway
- Business friendly municipality offering Triple Freeport
- 7 miles from Plano's Legacy Business Park and Frisco's 5 Billion Dollar Mile, and abundant shopping, dining, and other amenities nearby
- Truck court can be fenced



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BROKER CONTACTS

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