

FOR SALE OR LEASE

# Rowlett

BUSINESS CENTER

68,610 SF Available  
3301 Enterprise Dr. | Rowlett, TX



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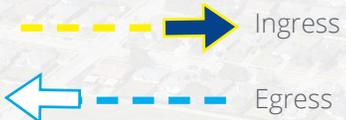
Leased by:



Joint venture of:



# Prime Location



## Drive Times & Distances

President George Bush Turnpike

🚗 1.0 mi ⌚ 4 min

Interstate 30

🚗 4.7 mi ⌚ 9 min

Interstate 635

🚗 7.5 mi ⌚ 15 min

US-75

🚗 14.1 mi ⌚ 15 min

Interstate 20

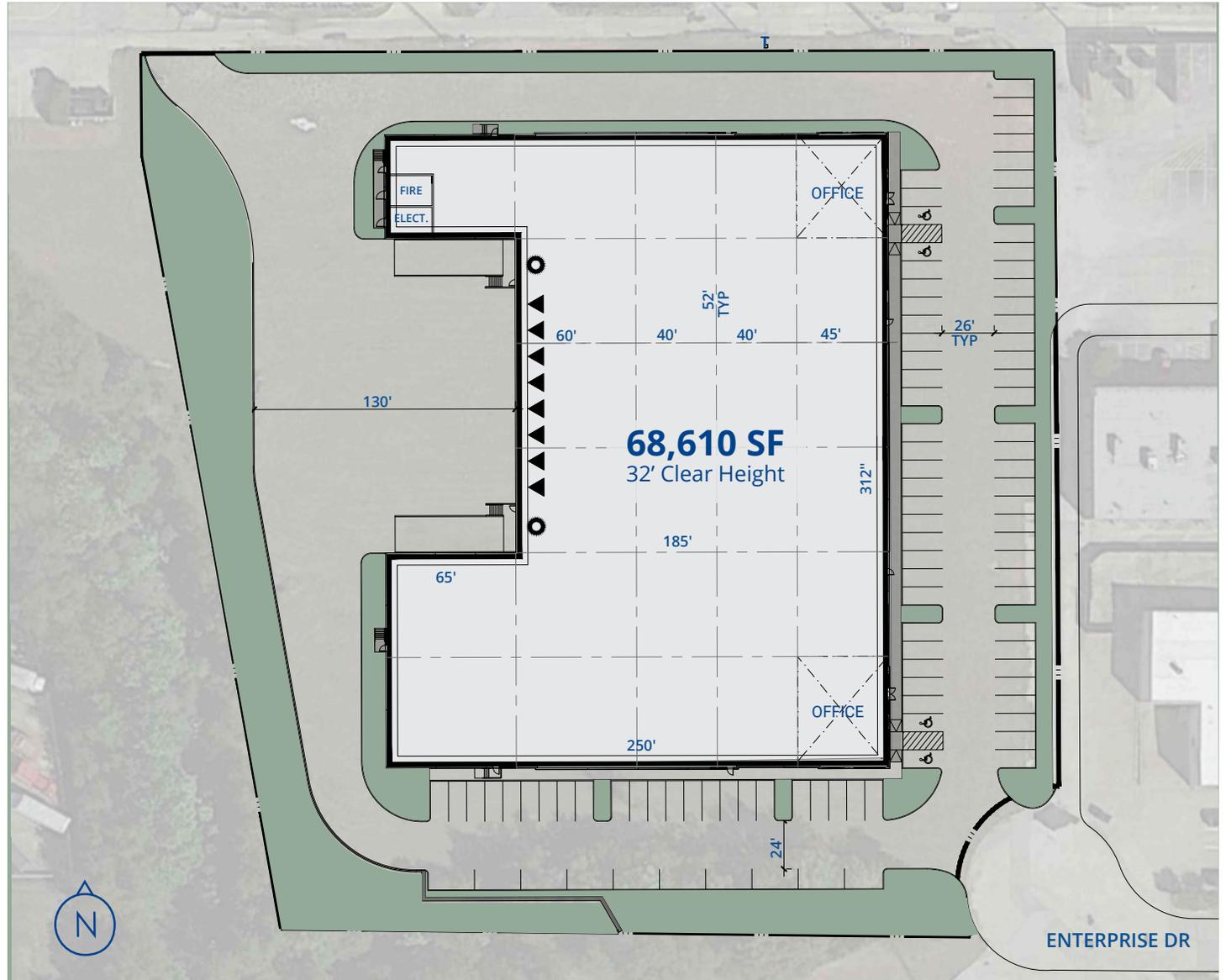
🚗 19.0 mi ⌚ 24 min



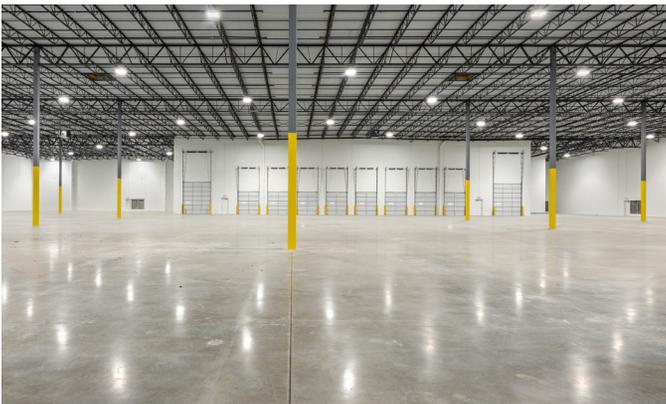
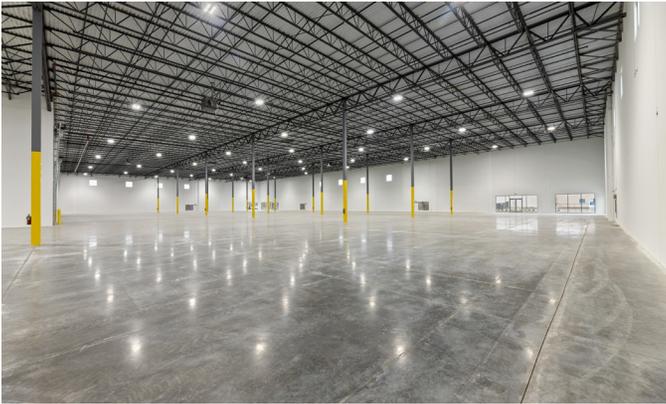
# Site Plan

## Building Information

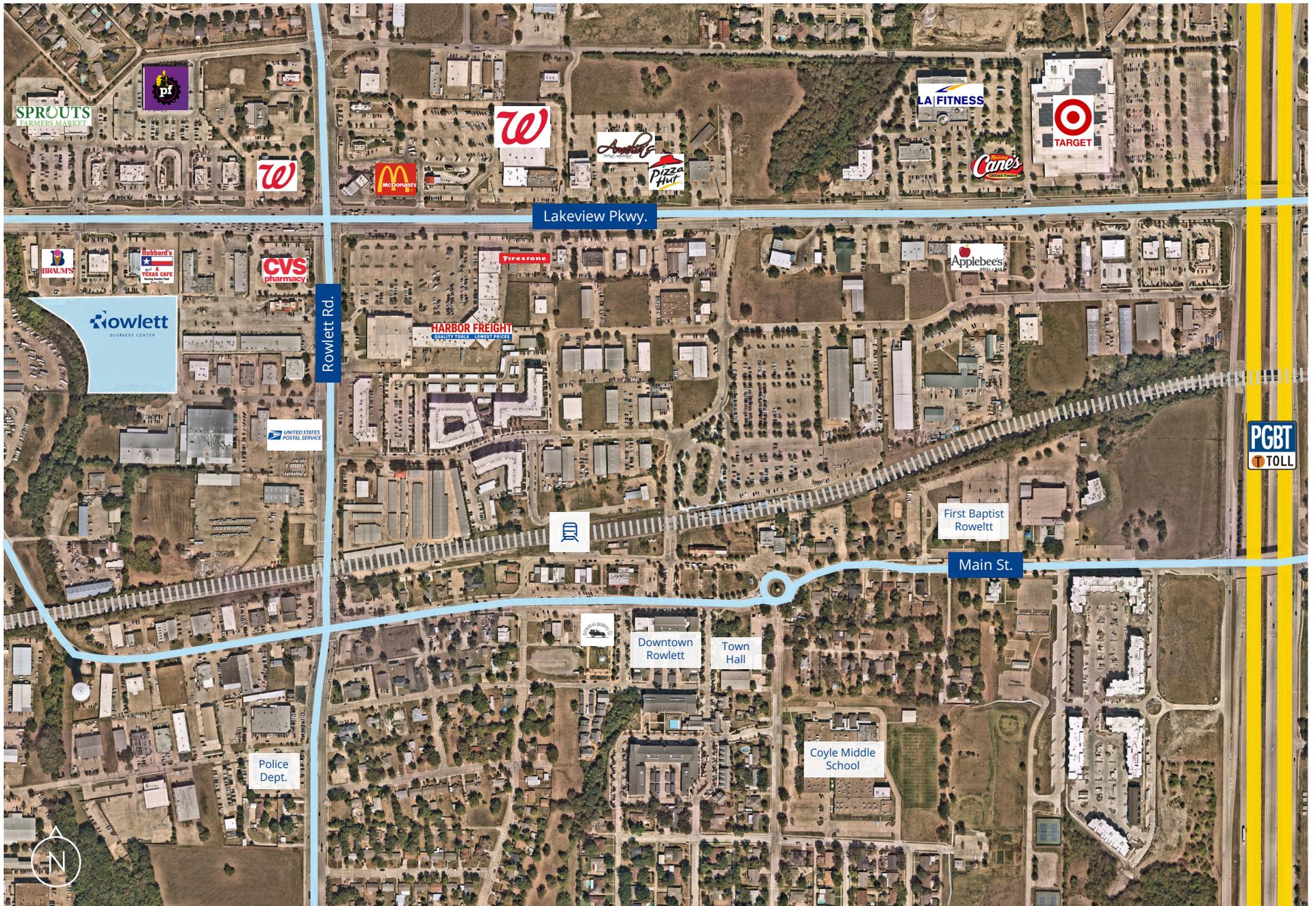
Building SF	68,610 SF
Office SF	BTS
Truck Court	130'
Sprinkler System	ESFR
Clear Height	32'
Building Depth	250'
Auto Parking	115
Dock Doors	8
Drive-In Doors	2
Power	-
Speed Bay	60'
Timing:	Q3 2025

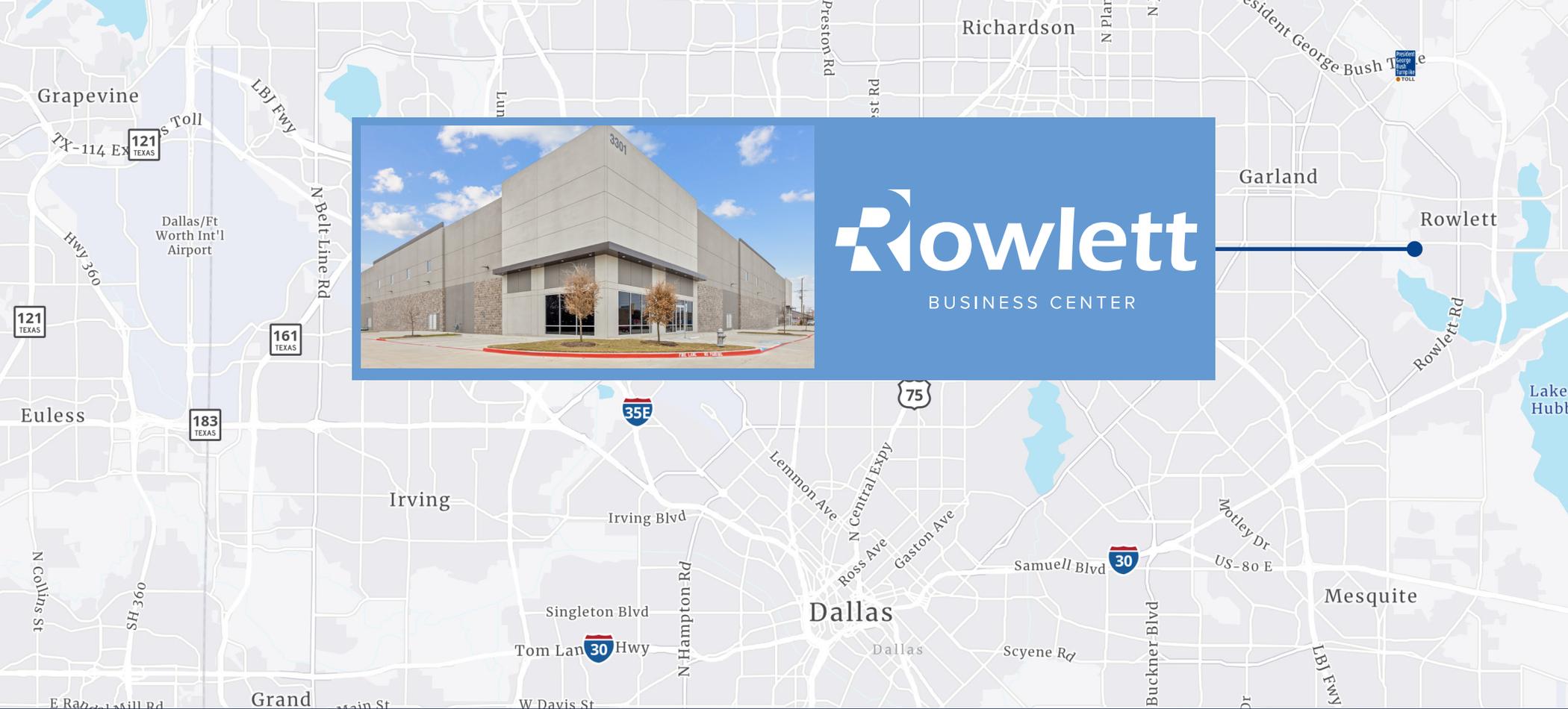


# Site Photography



# Amenities Map





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## Contact

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