

FLEX WAREHOUSE FOR LEASE

2309 Higgins Lane
Haltom City, Texas



Property Information

LOCATION

The property is located immediately south of 28th St., 1.5 miles to Hwy. 121, 2 miles to I-35 and 3.3 miles to Loop 820 N.

AVAILABLE SPACE

OCTOBER 2024

Unit 100 2,401 sq. ft. (2 offices and restroom)
Unit 200 2,434 sq. ft. (Shell)
Unit 300 2,401 sq. ft. (Shell)

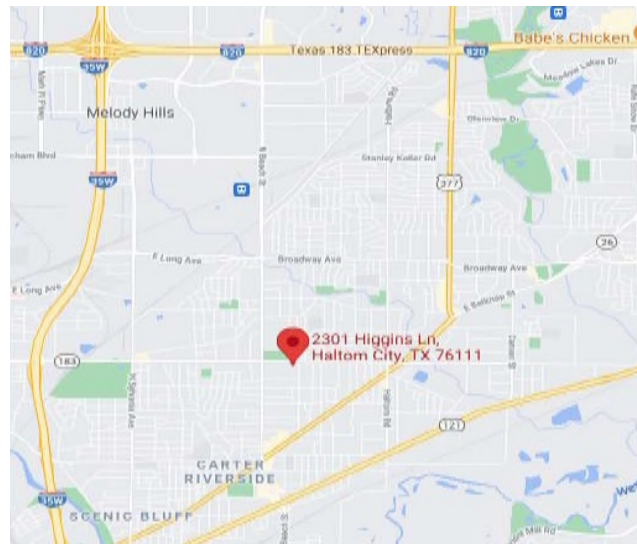
ZONING

“M-1” Industrial

COMMENTS

- 12 ft. overhead doors on front
- 67' bay depth free span
- 15' side walls and 20' center
- 3 phase power
- Sprinkled building
- 2.3 per 1,000 parking

Call Broker For Rates.

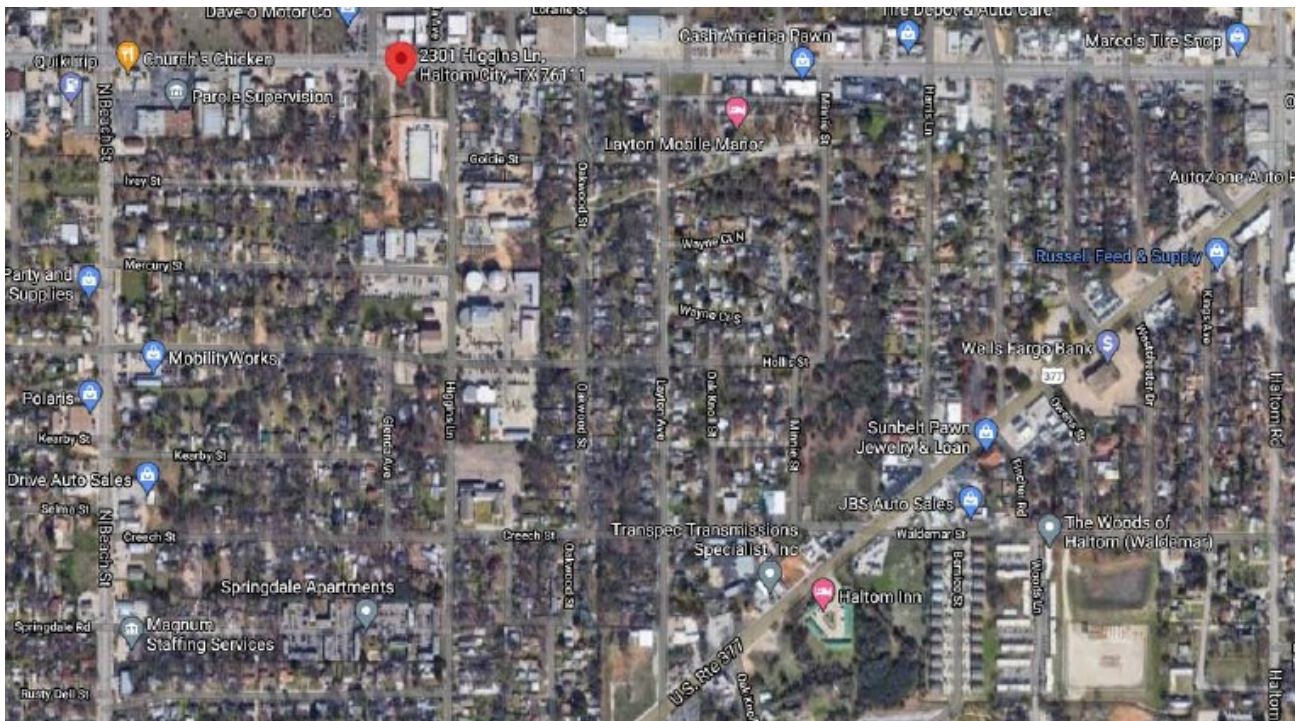
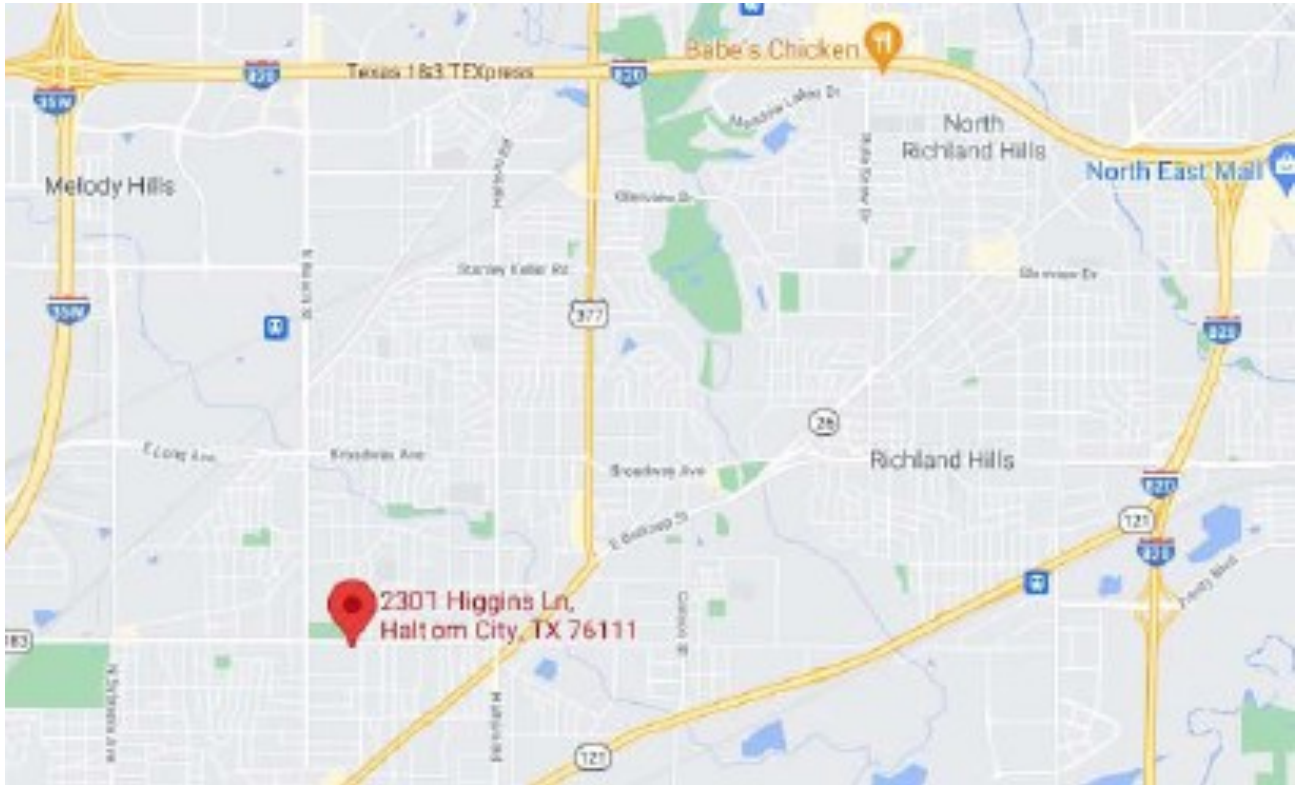


For Information

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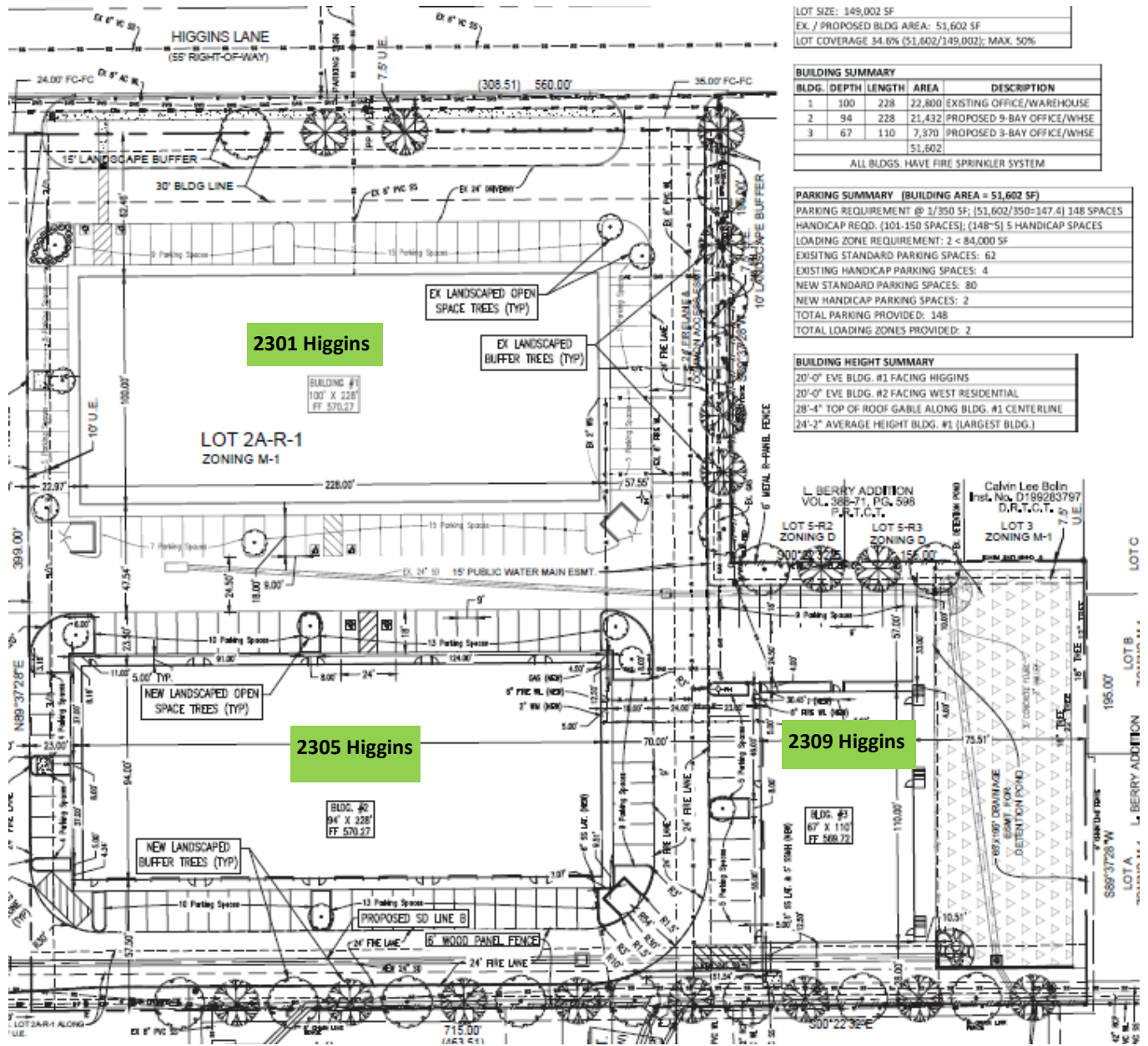
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LOT SIZE: 149,002 SF
EX. / PROPOSED BLDG AREA: 51,602 SF
LOT COVERAGE 34.6% (51,602/149,002); MAX. 50%

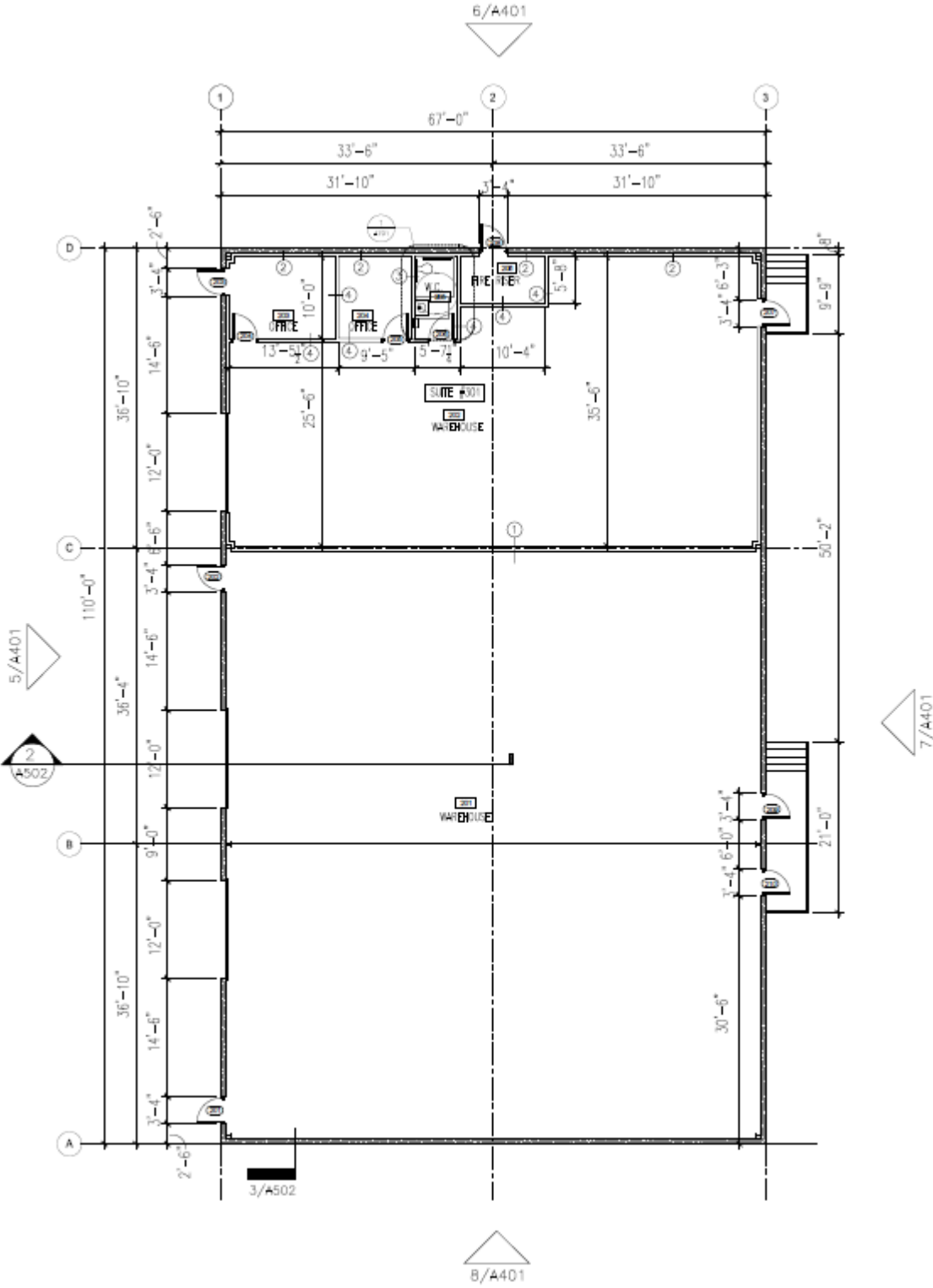
BUILDING SUMMARY				
BLDG.	DEPTH	LENGTH	AREA	DESCRIPTION
1	100	228	22,800	EXISTING OFFICE/WAREHOUSE
2	94	228	21,432	PROPOSED 9-BAY OFFICE/WHSE
3	67	110	7,370	PROPOSED 3-BAY OFFICE/WHSE
			51,602	
ALL BLDGS. HAVE FIRE SPRINKLER SYSTEM				

PARKING SUMMARY (BUILDING AREA = 51,602 SF)	
PARKING REQUIREMENT @ 1/350 SF; (51,602/350=147.4)	148 SPACES
HANDICAP REQD. (101-150 SPACES); (148-5) 5	HANDICAP SPACES
LOADING ZONE REQUIREMENT: 2 < 84,000 SF	
EXISTING STANDARD PARKING SPACES:	62
EXISTING HANDICAP PARKING SPACES:	4
NEW STANDARD PARKING SPACES:	80
NEW HANDICAP PARKING SPACES:	2
TOTAL PARKING PROVIDED:	148
TOTAL LOADING ZONES PROVIDED:	2

BUILDING HEIGHT SUMMARY	
20'-0" EYE BLDG. #1 FACING HIGGINS	
20'-0" EYE BLDG. #2 FACING WEST RESIDENTIAL	
28'-4" TOP OF ROOF GABLE ALONG BLDG. #1 CENTERLINE	
24'-2" AVERAGE HEIGHT BLDG. #1 (LARGEST BLDG.)	

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