

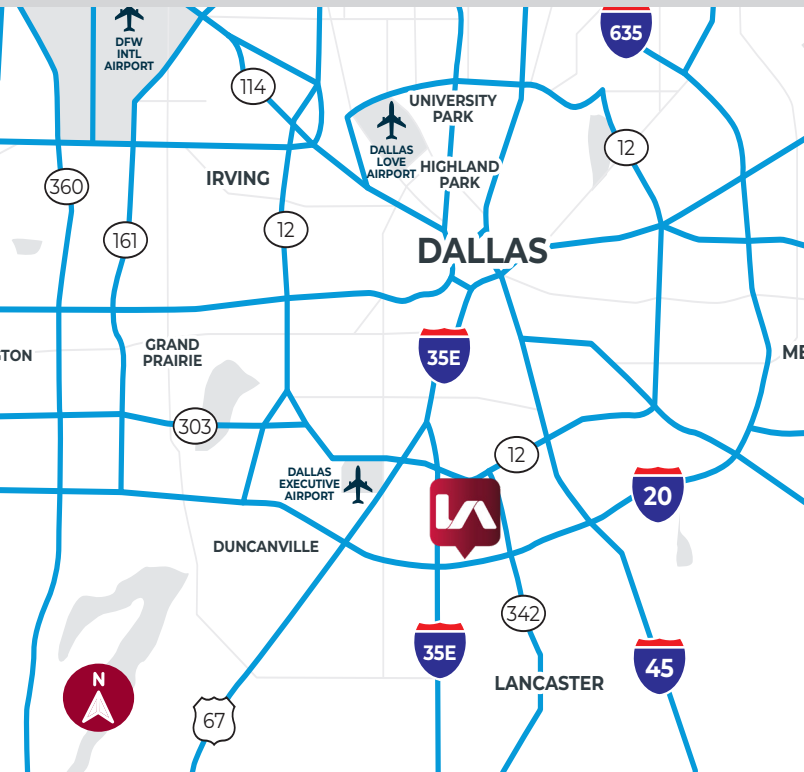
FOR SALE OR LEASE

±8,500 SF ON ±3.8 ACRES | OUTSIDE STORAGE



1329 E WHEATLAND ROAD

Lancaster, Texas 75134



PROPERTY HIGHLIGHTS

- **LAND AREA:** ±3.8 ACRES
- **BUILDING SIZE:** ±8,500 SF
- **CLEAR HEIGHT:** 12'-14'
- **DOCK-HIGH DOORS:** 4
- **DRIVE-IN DOORS:** 3
- **POWER:** 3-PHASE (600 AMPS)
- **SURFACE:** 60% GRAVEL/FLEX BASE & 40% CONCRETE (DRIVE LANES & LOADING AREA)
- **COMMENTS:** SECURITIZED, FENCED, LIGHTED YARD AND ELECTRONIC ENTRANCE GATES

FOR SALE OR LEASE INFORMATION:

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICE

±8,500 SF ON ±3.8 ACRES

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LOCATION HIGHLIGHTS

TRUCK TRAFFIC

I-20 | 18,700 Trucks per day
I-35W | 16,300 Trucks per day
Hwy 67 | 3,660 Trucks per day

HIGHWAY ACCESS

0.5 Miles | I-20
6.3 Miles | I-45
1.3 Miles | I-35E

DISTANCE TO

24 Minutes | DFW Airport
14 Minutes | Dallas CBD
10 Minutes | UP Intermodal

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