

**FOR LEASE - 4,022 SF**  
**176 VALLEY RIDGE BLVD**  
**LEWISVILLE, TX 75057**

176

**NEW CONSTRUCTION  
READY FOR OCCUPANCY!**

## LOCATION

COUNTY	Denton
MARKET	Northwest
SUBMARKET	Lewisville

## BUILDING HIGHLIGHTS

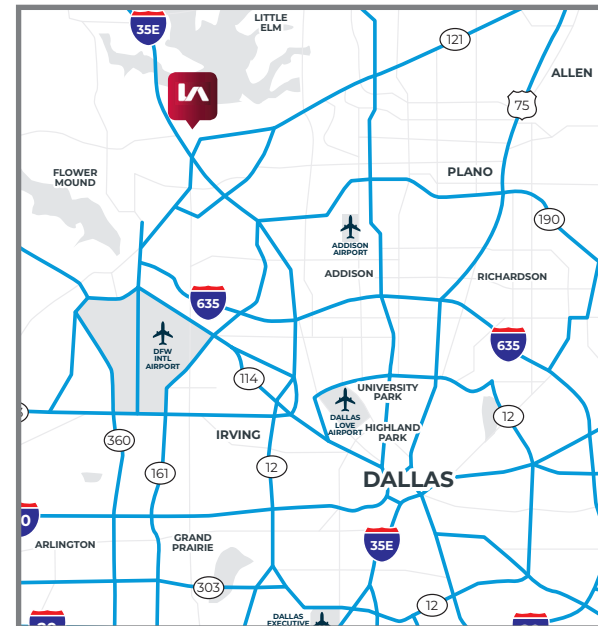
TOTAL BUILDING SF	18,684 SF
AVAILABLE SUITE SUITE 2	4,022 SF

CLEAR HEIGHT	20'-22'
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## LISTING HIGHLIGHTS

AVAILABLE SF	Suite 2: 4,022 SF
SPEC OFFICE SF	270 SF
SPRINKLERED	Yes
LOADING	One (1) 14'x14' Grade-Level Doors

COMMENTS	Move-In Ready Ability to Occupy Single or Multiple Suites Rear Load Configuration Insulated Warehouse HVAC Ready Warehouse 3-Phase, 208V, 210 Amps per Suite Electric Heaters Valley Ridge Blvd Frontage & Visibility 1 mile from Interstate 35E 1.5 miles from Business 121 Tenant Signage on Front of Building
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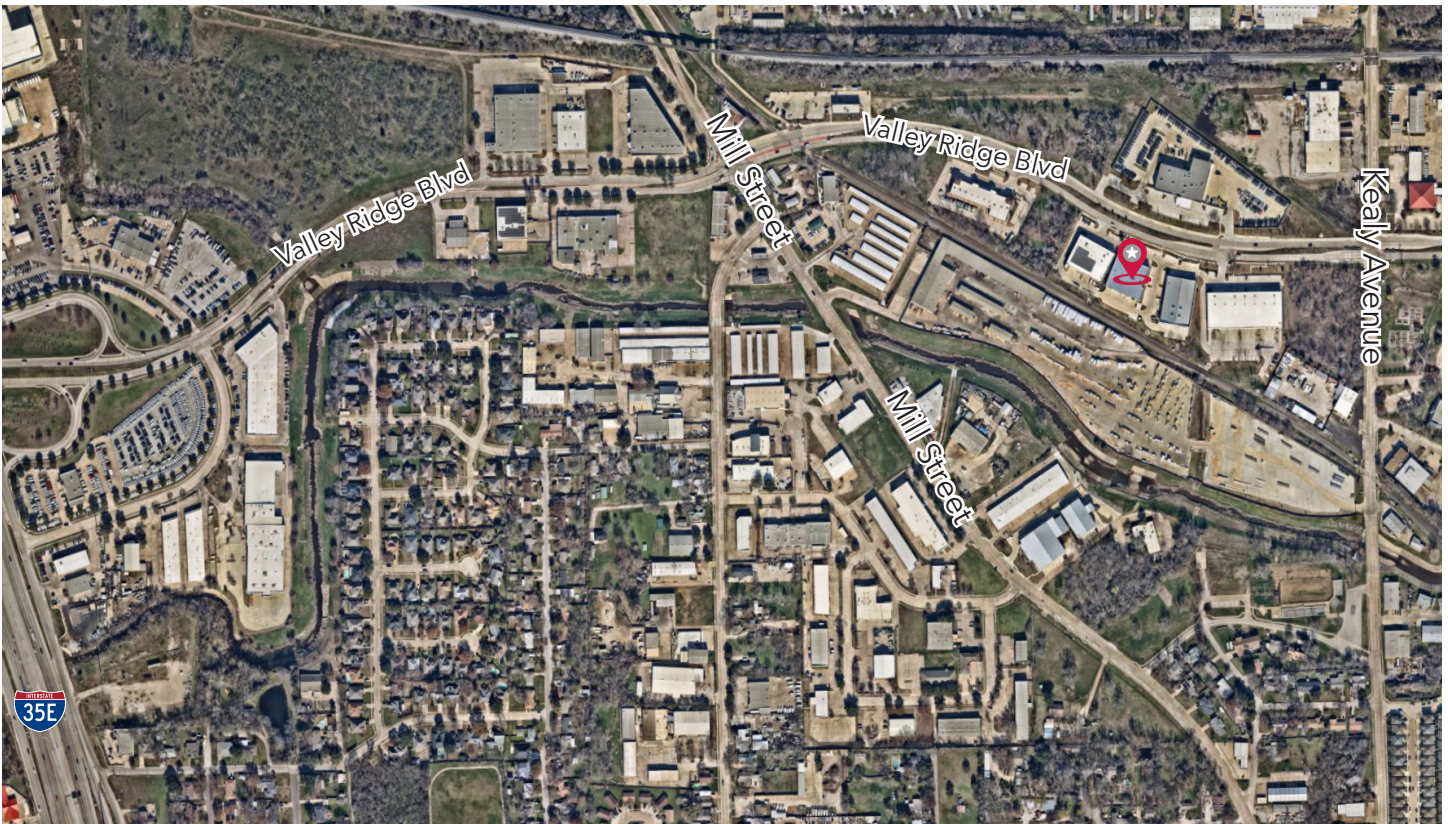
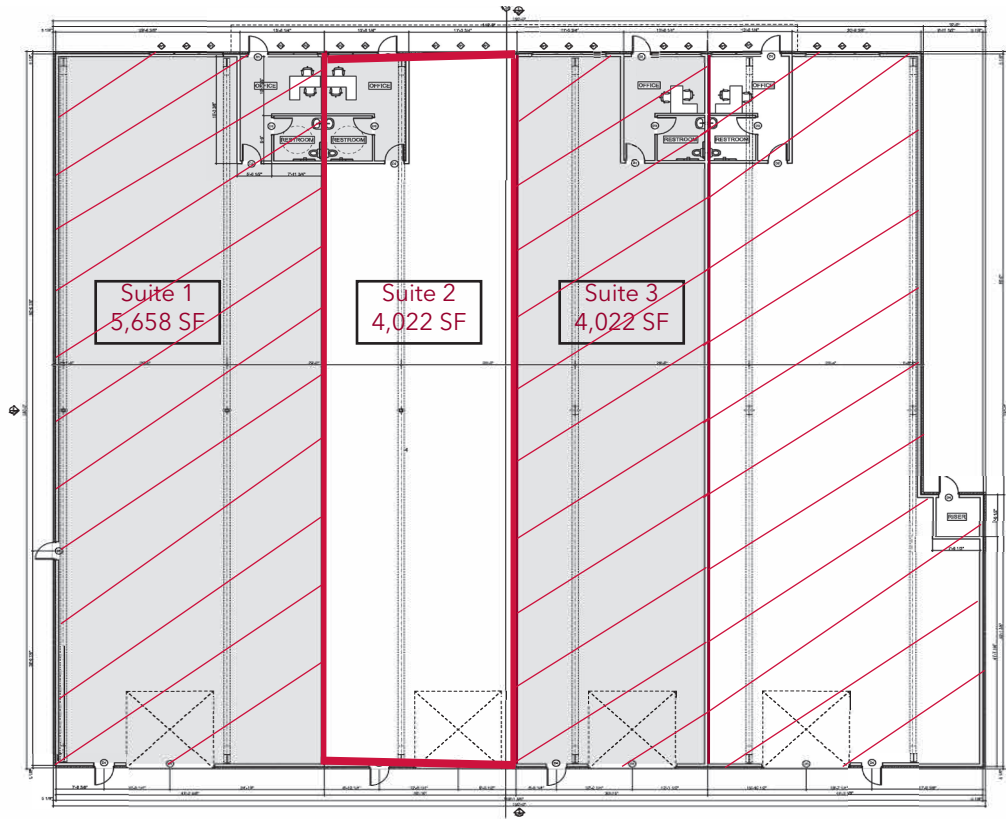


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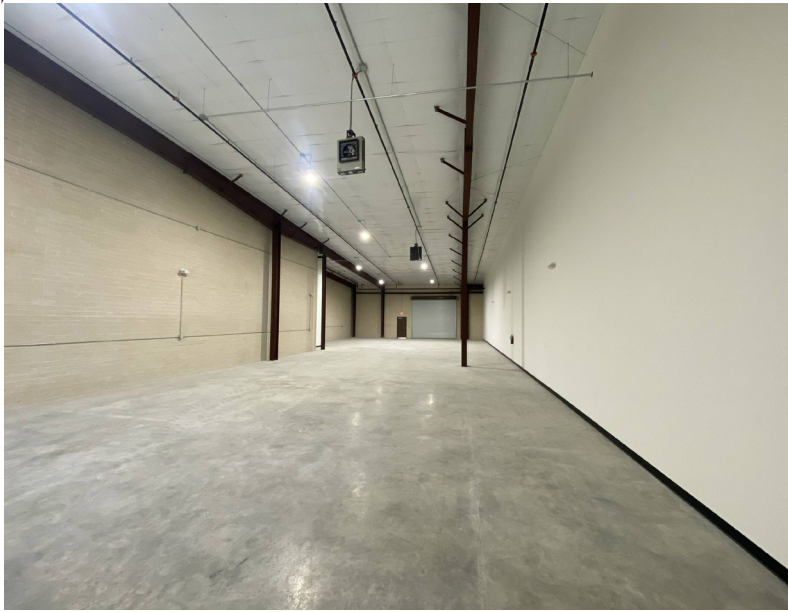


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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