

# 115,700 SF INDUSTRIAL FACILITY

303 METRO DR TERRELL, TX 75160



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COMMERCIAL  
REAL ESTATE

FOR LEASE



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## PROPERTY OVERVIEW

This 115,700 SF industrial facility features 32' clear height and twelve dock-high doors with automatic levelers, offering efficient functionality for distribution and logistics operations. The property provides quick access to I-20 and Highway 80, allowing for easy regional connectivity. Located in a fast-growing area with a strong labor force, this site is well positioned for users seeking scale, efficiency, and workforce availability.

PROPERTY OVERVIEW



# PROPERTY HIGHLIGHTS

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- ±115,700 SF industrial facility
- 12 dock-high doors for efficient loading and distribution
- 2 drive-in ramps for grade-level access
- Equipped with automatic levelers
- Ample on-site parking for employees and visitors
- Prime location adjacent to Interstate 20 and U.S. Highway 80 for excellent connectivity
- Surrounded by major national and regional users including Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing
- Ideal for distribution, logistics, or manufacturing users seeking a strategic location



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# Traffic Counts

Annual Average Daily Traffic — Nearby Corridors

ROAD	AT / NEAR	YEAR	DAILY VOLUME
TX 121	Heather Way N	2020	31,919
State Spur 557	FM 148 SE	2024	24,878
TX 121	FM 148 SE	2025	24,664
FM 148	Heather Ln Cir SW	2025	13,762
FM 148	I-20 SW	2024	11,393
FM 148	Talty Rd NE	2025	11,114
Crossroads Pkwy	I-20 SW	2025	10,664
US Hwy 80	Metro Dr E	2025	9,238
Apache Trl			



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## Terrell, TX

Terrell, Texas is one of the Dallas-Fort Worth Metroplex's most exciting and affordable growth communities. Located just 30 miles east of Dallas with easy access via US Route 80 and Interstate 20, Terrell's population has surged nearly 69% since 2000 signaling strong and sustained demand. Terrell's diverse, tight-knit community enjoy small-town charm with big-city access, making it one of Kaufman County's most sought-after places to put down roots.

## LOCATION



LOCATION

## DEMOGRAPHICS 2025 5 MILE RADIUS

<b>34.6 K</b>	<b>Population</b>
<b>\$93 K</b>	<b>Average HH Income</b>
<b>36</b>	<b>Average Age</b>



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