

FOR LEASE | INDUSTRIAL OUTDOOR STORAGE

12709

EASTGATE DR
BALCH SPRINGS, TX
± 20,452 SF on ± 4.00 AC



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HAMPTON
P A R T N E R S

PROPERTY INFORMATION

Acres ± 4.00

Total Building SF ± 20,452

Building 1 2,448 SF Office
100% HVAC

Building 2 8,881 SF Warehouse
3 Grade-Level Doors
• 2 @ 12' W x 14' H
• 1 @ 12' W x 12' H
18' - 21' Clear Height

Building 3 9,123 SF Warehouse
3 Grade-Level Doors
• 1 @ 12' W x 14' H
• 1 @ 12' W x 13' H
• 1 @ 12' W x 11' H
12' - 15' Clear Height

Features

- LED Lighting
- Concrete Surface
- 55 Parking Spots

Zoning I - Industrial District

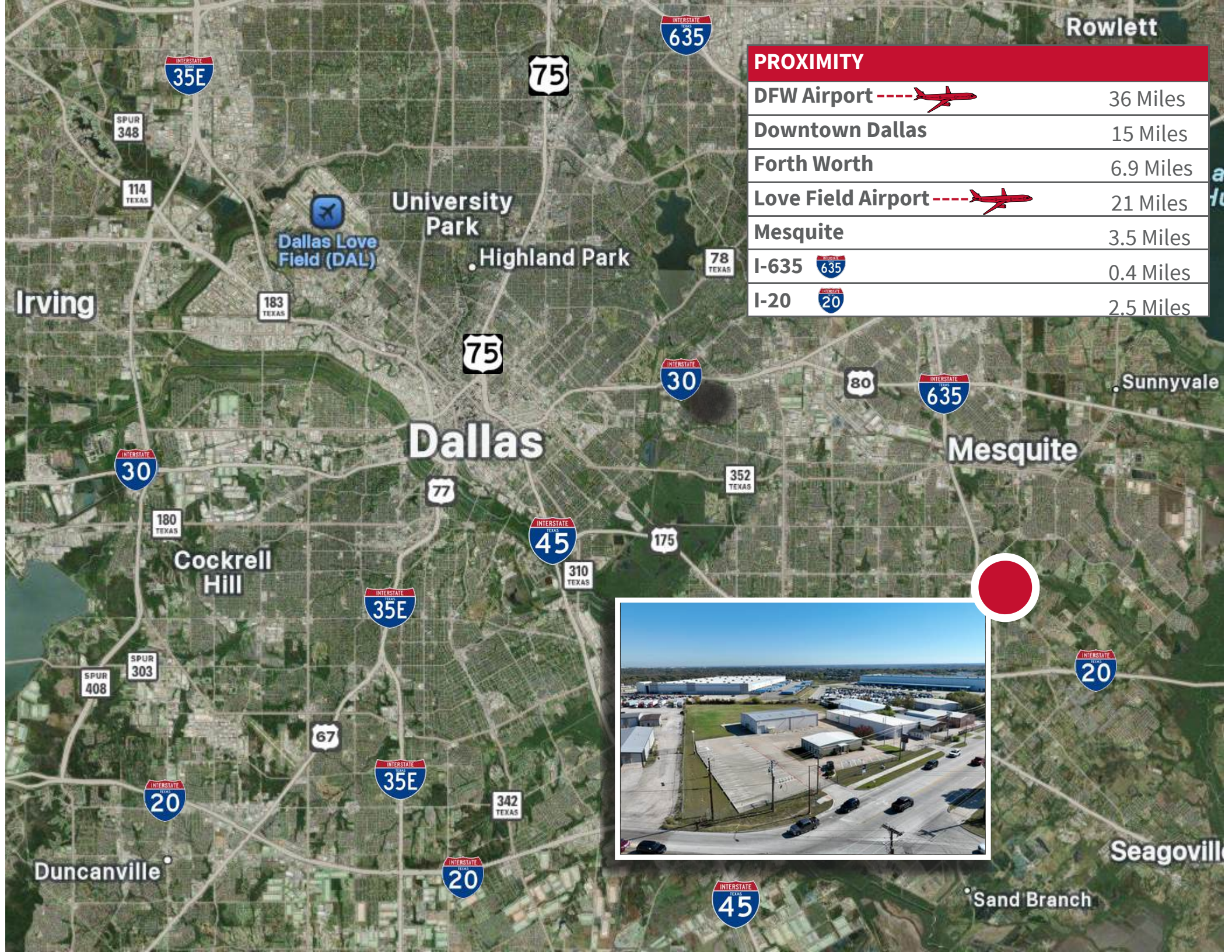


BUILDING 2 | 8,881 SF



BUILDING 3 | 9,123 SF





Rowlett

PROXIMITY

DFW Airport	-----✈	36 Miles
Downtown Dallas		15 Miles
Forth Worth		6.9 Miles
Love Field Airport	-----✈	21 Miles
Mesquite		3.5 Miles
I-635		0.4 Miles
I-20		2.5 Miles



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