

Industrial with Outside Storage ★ LEASE

17375 GAFFIELD RD, JUSTIN, TX 76247

LanCarte.com

CONTRACTOR YARDS



Industrial ★ LEASE

17375 GAFFIELD RD

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PROPERTY FEATURES

- Now Available for Occupancy
- 3,200 SF enclosed canopy + office per unit
- GROSS LEASE with no additional CAM costs
- Flexible lease term (6mo to 5 yrs)
- 0.37 AC yard space (additional space upon request)
- Power, water, and Wi-Fi on site
- Private, individually fenced contractor yard
- Signage/branding opportunities available
- 24/7 secured lot access

LEASE RATE & STRUCTURE

\$5,000 / Month

LOCATION OVERVIEW

Heartland Yards offers two secure, gated outdoor storage yards, each designed for equipment-heavy businesses needing outdoor storage, covered storage and a climate-controlled field office.

The 0.37-acre graveled, fenced yard accommodates trailers, heavy equipment, fleet parking and staging. The 3,500 SF clearspan canopy warehouse features 35-foot ceilings for equipment, maintenance and dry storage, while the finished field office includes HVAC, lighting and outlets. Power, water, Wi-Fi, 24/7 monitored access and signage opportunities are on site. Located 1.5 miles from Highway 114 and 3.5 miles from I-35W, the property sits in the DFW Airport and Alliance corridor, just 30 minutes from Fort Worth.

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COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Matthew Murff

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