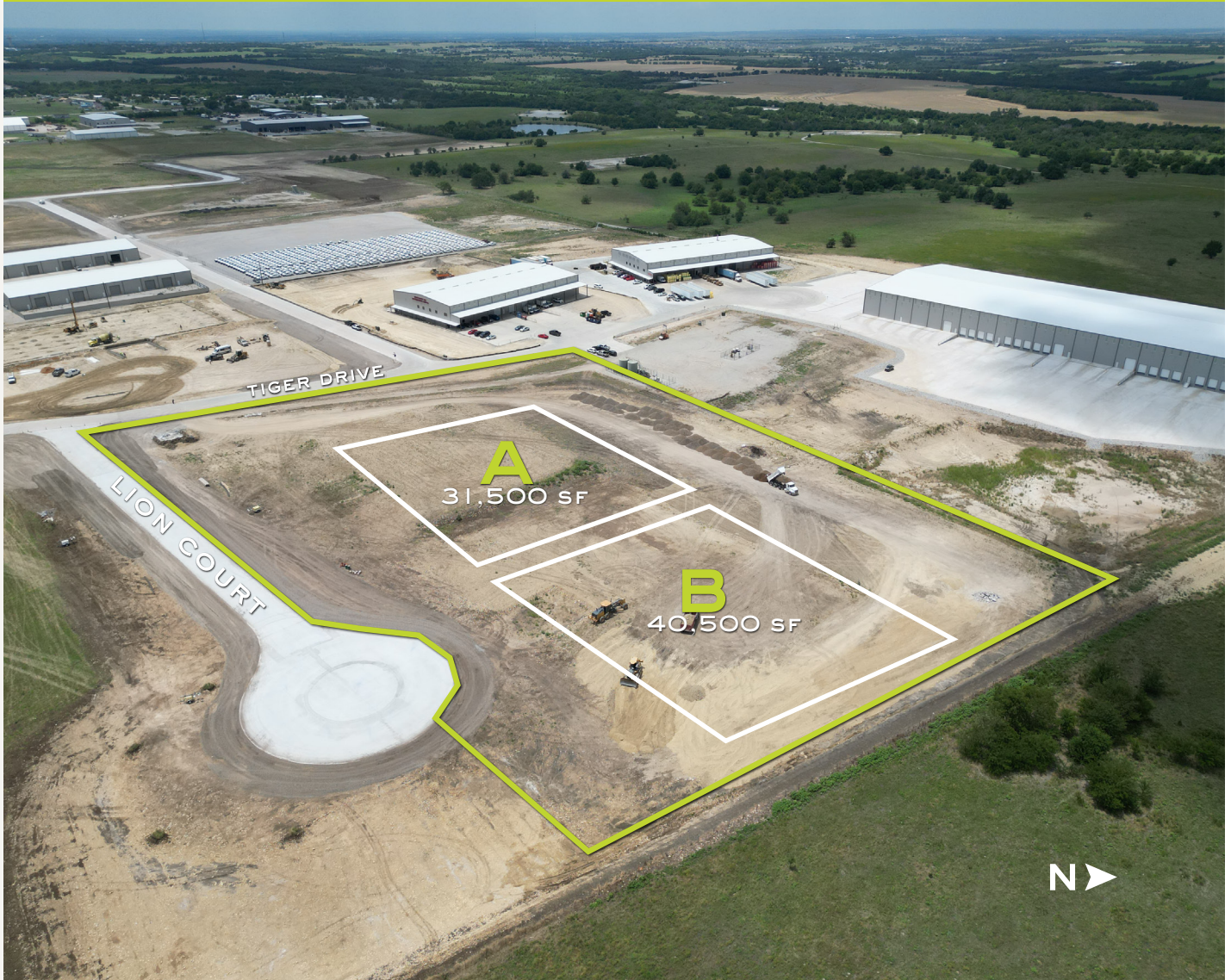


Industrial ★ LEASE

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167 LION COURT RHOME, TX 76078

BUILDING A: 31,500 ★ BUILDING B: 40,500 SF

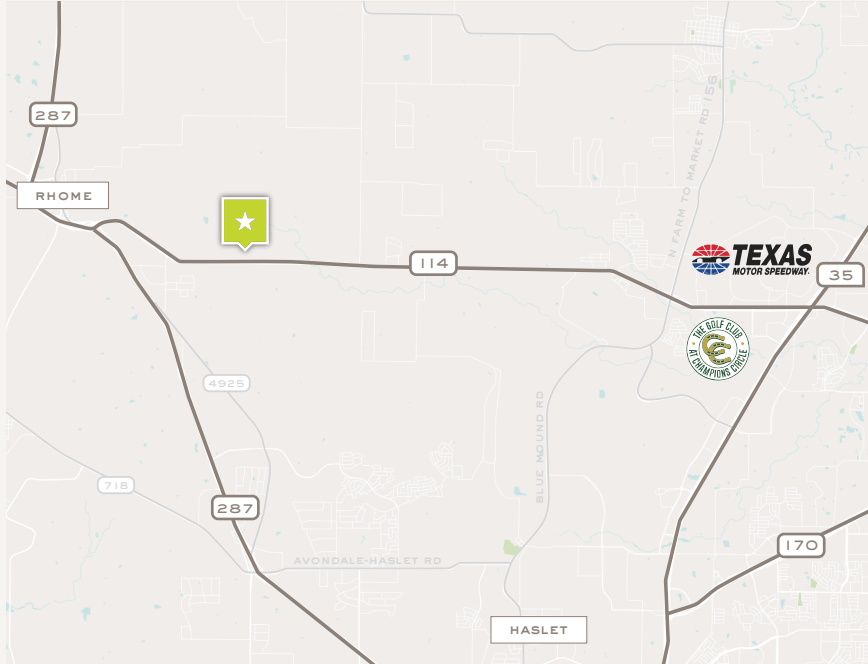


Mark Boone
817-715-4732 | mboone@lancartecre.com

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PROPERTY FEATURES

- Building A: 31,500 SF
- Building B: 40,500 SF
- 30' - 42' Clear Height
- No Interior Columns
- LED Lighting
- Foam Insulated
- 2 Dock High Doors (9' x 10')
- 2 Grade Level Doors (16' x 14')
- Building & Monument Signage Available
- 150-Foot Building Depth
- Heavy Power Available
 - 480 3-Phase (extensive amperage)
- Land Area: 8.83 Acres
 - Each Building Sits on +/- 4 AC
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- No Zoning Restrictions

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

This prime location sits just 10 minutes from Alliance, an expansive 18,000 acre development by Hillwood and offers easy access to State Highway 114, U.S. Highway 287, Interstate 35W and Loop 820. The highly visible property on State Highway 114 is across from Reunion, a 10,000 single-family home community, ideally located in one of the fastest-growing areas in Texas for both commercial and residential development, and nationally known as a expanding hub for industrial.

AVAILABLE SPACES

BUILDING A **31,500** SF

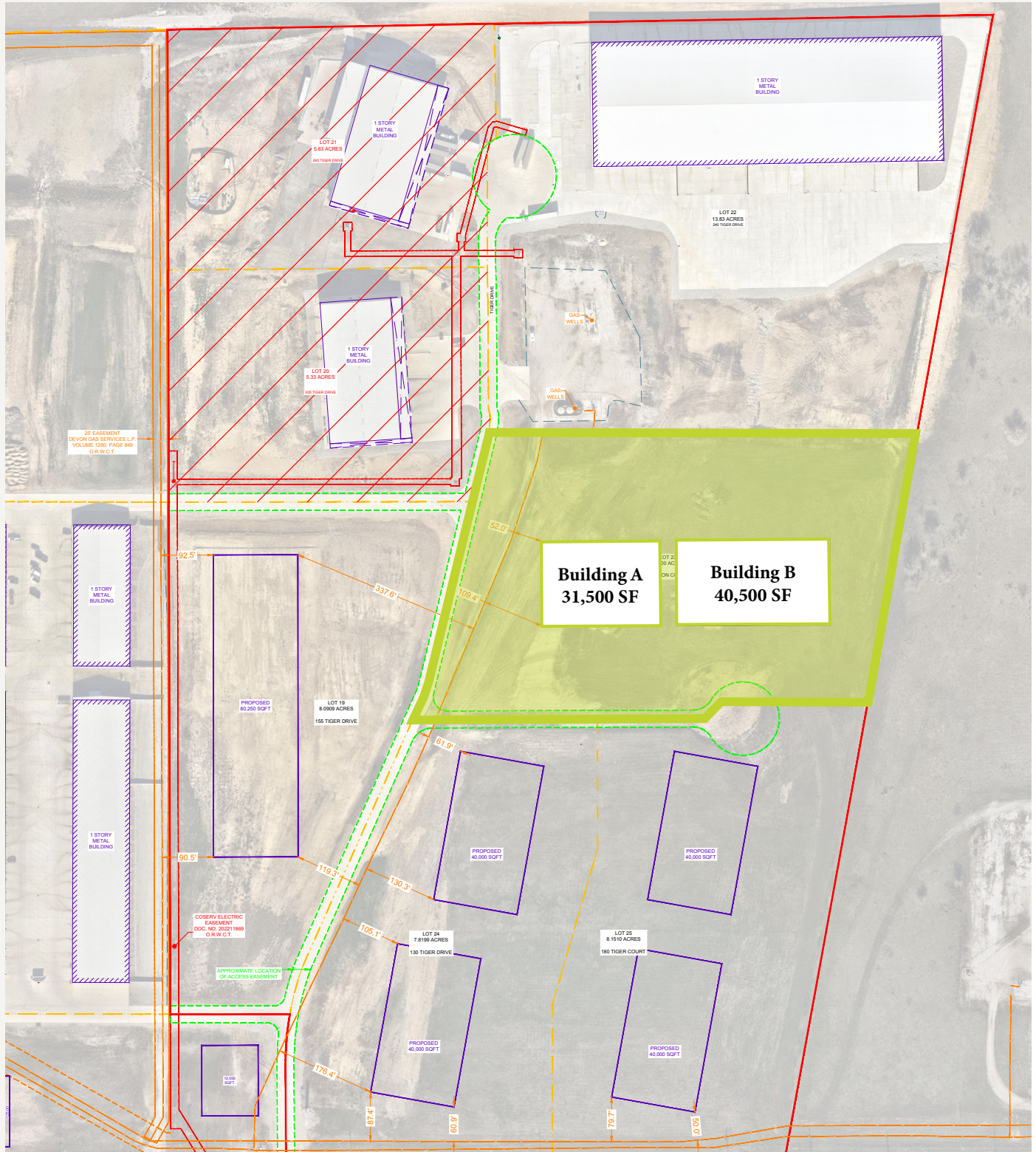
BUILDING B **40,500** SF

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SITE PLAN



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CONSTRUCTION PROGRESS UPDATE - OCT 2024



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PROPERTY PICTURES





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