



CROSSMAR INVESTMENTS LLC

TEXAS INDUSTRIAL

6200 NORTH STEMMONS FREEWAY SANGER, TX



SANGER WAREHOUSE FOR LEASE

290,000 S +/- SF AVAILABLE

FOR MORE INFORMATION
PLEASE CONTACT:

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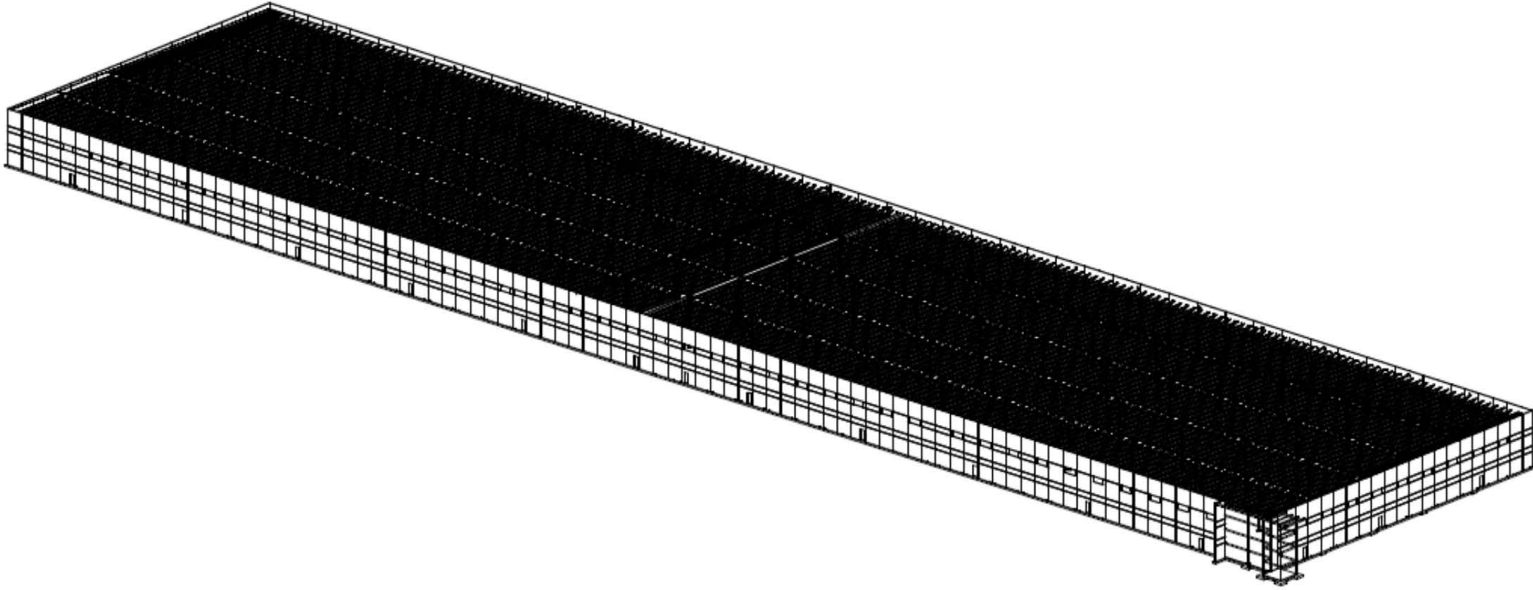




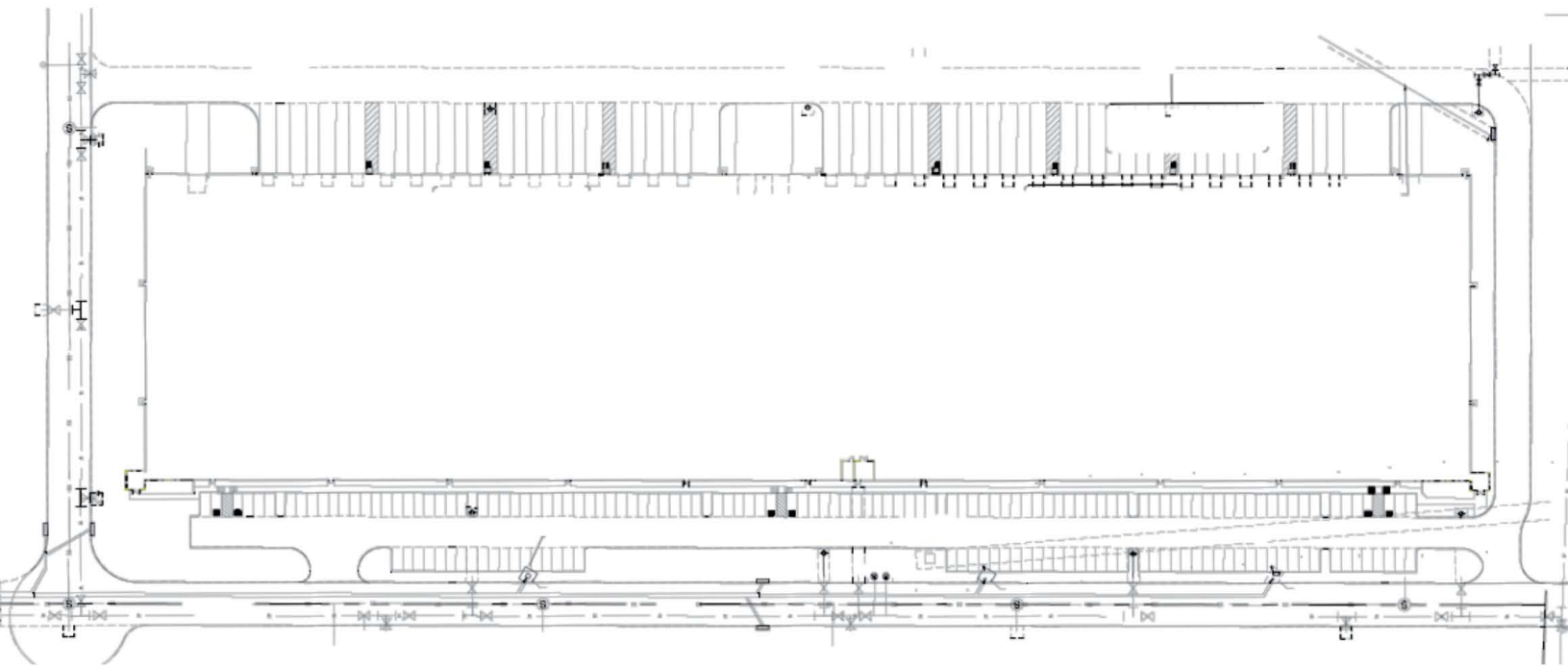
- Direct Access and Frontage on I-35
- Tilt-Wall Construction, 32' Clear with 60 Mil TPO Roofing
- Thirty Three Dock Doors & Four Roll up Doors
- Heated & Exhaust Fan, ESFR Sprinkler System, and 3000 Amp Service
- 12 Miles to US 380 and 13.5 Miles to I-35E/I-35W Convergence
- 60' Loading Bays & 50' x 56' Column Spacing
- Strong Amenities Base Via Downtown Sanger



STRUCTURAL



FLOOR PLAN





FUTURE PARK PLANS

6100 N Stemmons Freeway

Sanger, TX

