



**Repeat Realty Brenda Latham** (214) 797-2593 [Brenda@RepeatRE.com](mailto:Brenda@RepeatRE.com)

**582 Benjamins Way – Lewisville, TX 75057**

### Property Overview

- **Total Building Size:** 11,100 SF  
(10,000 SF warehouse + 1,100 SF office)
- **Year Built:** 1987
- **Zoning:** Light Industrial
- **Lot Size:** 0.822 Acres

### Building Features

- **Climate-controlled** offices/warehouse
- **Construction:** Tilt wall with flat/metal roof
- **Ceiling Height:** 25 feet
- **Flooring:** Ceramic tile (offices), concrete (warehouse)
- **Electrical:** Single & three-phase power, four panels, electricity bus
- **Overhead Doors:** 3 (10x12), 4 (8x8) 1(10x10)
- **Security:** Fire alarm, sprinkler system, prewired security
- **Parking:** 23 Parking Spaces
- **Utilities:** City water/sewer, individual gas & water and electric meters

### Office Layout

#### Downstairs

- 1 office
- Men's & women's restrooms

#### Upstairs

- 3 offices
- Breakroom

### Additional Amenities

- Enclosed storage area: **14x49**
- Covered, fenced porch: **14x74**

### Prime Lewisville Location

- **0.5 miles** to I-35E & Valley Ridge Blvd
- **2 miles** to I-35E & Hwy 121

