

# Industrial ★ LEASE

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130 TIGER DR RHOME, TX 76078

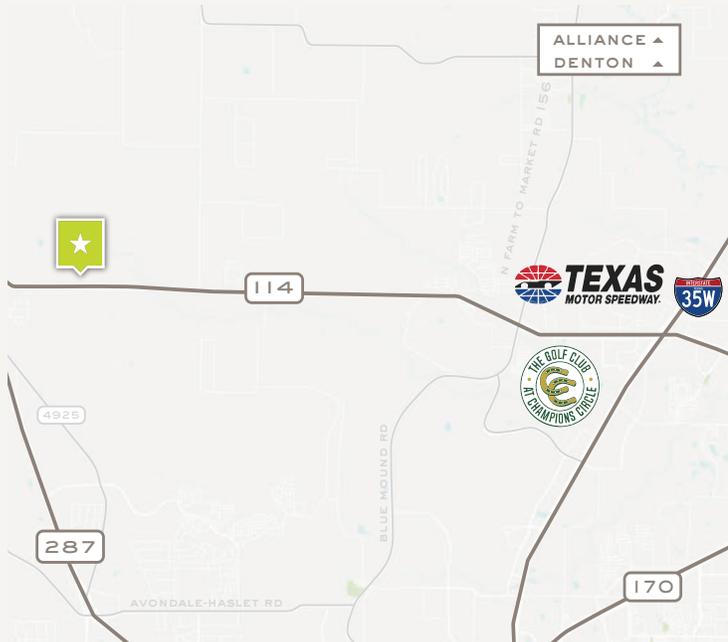
TWO (2) INDUSTRIAL BUILDINGS FOR LEASE - 40,500 SF EACH



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## PROPERTY FEATURES

- Estimated Delivery Q4 2026
- 20,000 - 40,500 SF Available
- 30' - 42' Clear Height
- Two (2) 40,500 SF warehouses
- 2,655 SF Office
- No Interior Columns
- Land Area: 7.82 Acres
- No Zoning Restrictions
- 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: +/- 7.82 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

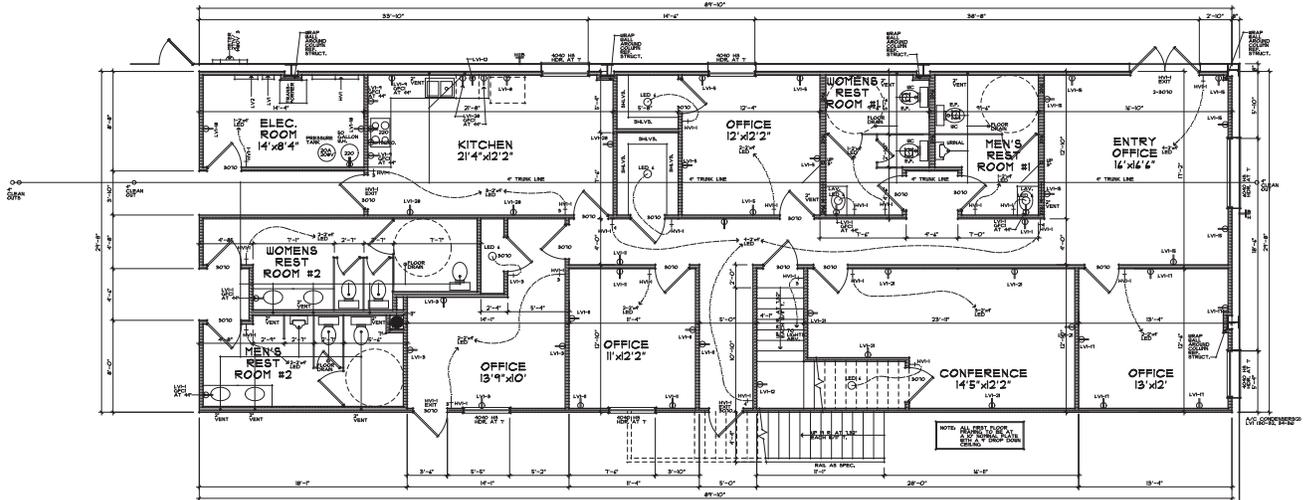
BUILDING A	40,500 SF
BUILDING B	40,500 SF

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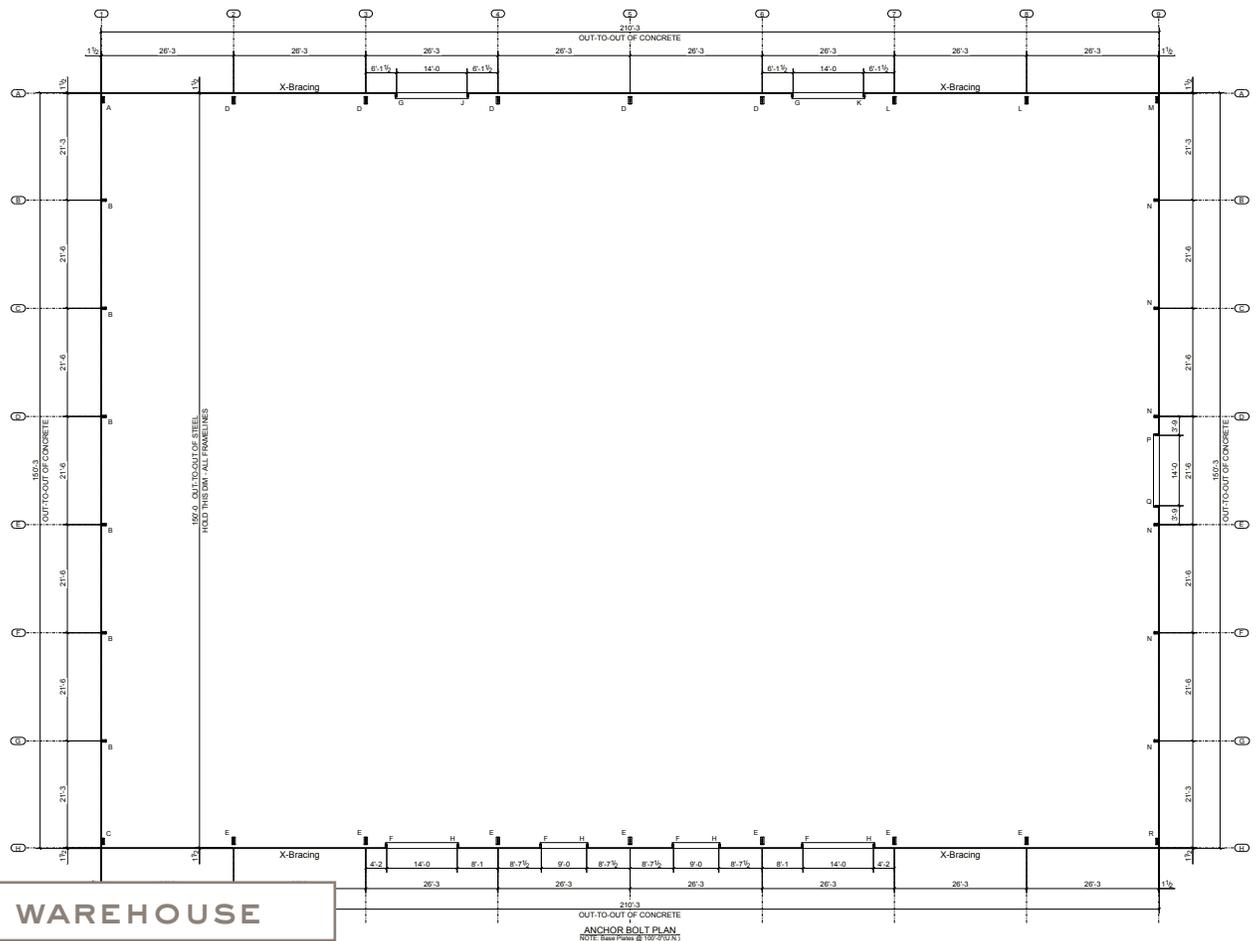
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## FLOORPLANS



OFFICE

FIRST FLOOR PLAN  
SCALE 1/4"=1'-0"



WAREHOUSE

ANCHOR BOLT PLAN  
NOTE: SEE PLAN @ 1/8"=1'-0"

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## SITE PLAN



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SITE AERIAL PHOTOS TAKEN 02/26



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## EXAMPLE OF SIMILAR DEVELOPMENT





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

MARK BOONE

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