



LEWISVILLE 121
INDUSTRIAL PARK

An aerial photograph of the Lewisville 121 Industrial Park. The image shows several large, modern industrial buildings with grey roofs and multiple loading docks. A large parking lot in the foreground is filled with various vehicles, including cars and trucks. The park is situated near a road with a few cars driving. In the background, there is a large body of water, likely a lake or reservoir, surrounded by green trees and a clear sky.

PRIME INDUSTRIAL / FLEX SPACE IN THE HEART OF LEWISVILLE

3,000 SF – 32,000 SF Available

For More Information:

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* Exterior images have been digitally retouched.

3,000 SF – 32,000 SF *Available*

206,503 SF Park

20'-24' Clear Height

10.98 Acres Site

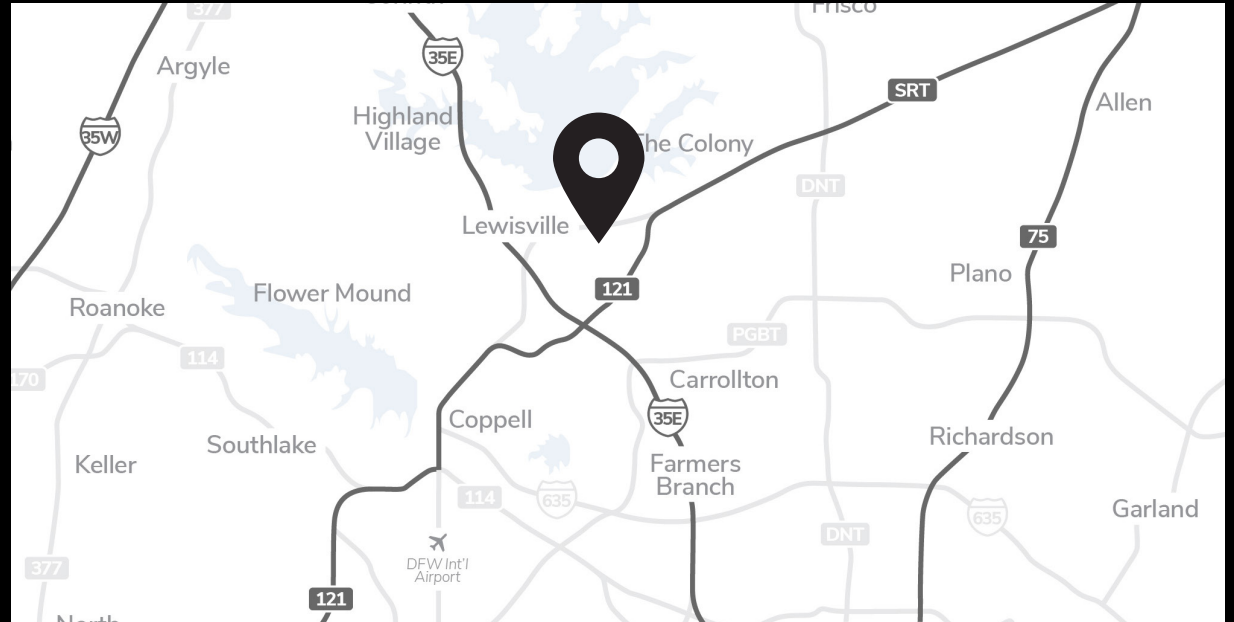
Clear Span, Cross Dock Loading

Frontage on Hwy 121 Business

Newly Renovated

LEWISVILLE 121 INDUSTRIAL PARK consists of 6 buildings and totals 206,503-square-foot of premier industrial / flex space. Strategically located along Highway 121 Business, here, you are only minutes from Hwy 121, I-35E, and DFW Airport. Move in ready spaces are well suited for automotive, distribution, warehousing, and other light industrial uses. Ample parking, fully insulated warehouse spaces, and flexible build out options make this park the ideal location for growing business.

Convenient Access to
HWY 121 & I-35 E



1.8 Miles / 5 MINUTE

Hwy 121
(Sam Rayburn Tollway)

5.6 Mile / 8 MINUTES

I-35 E

14.1 Miles / 16 MINUTES

DFW Airport

30.3 Miles / 40 MINUTES

Dallas CBD

38.4 Miles / 44 MINUTES

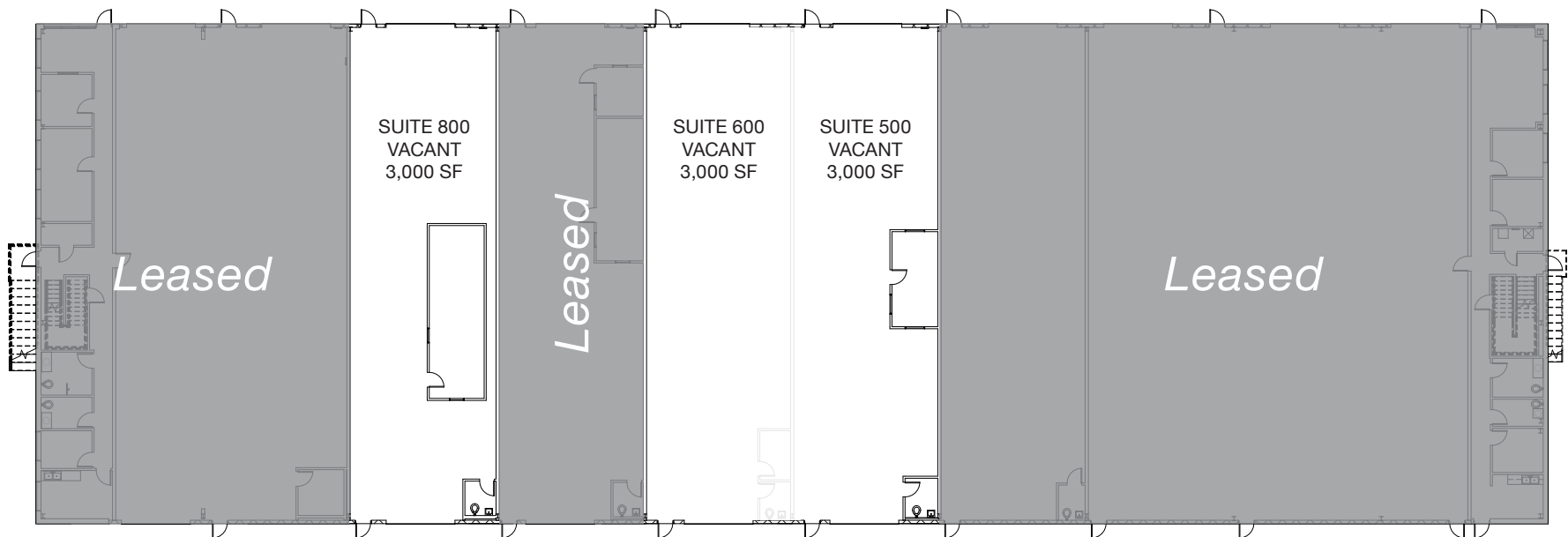
Fort Worth CBD

19.7 Miles / 26 MINUTES

Denton CBD

Building 1590B

3,000 – 9,000 SF Available



Suite 500, 600 & 800

Total Available: 3,000 - 9,000 SF

Office: Minimal Office in place

Doors: Two (2) 14'x16' Oversized Grade Level Doors

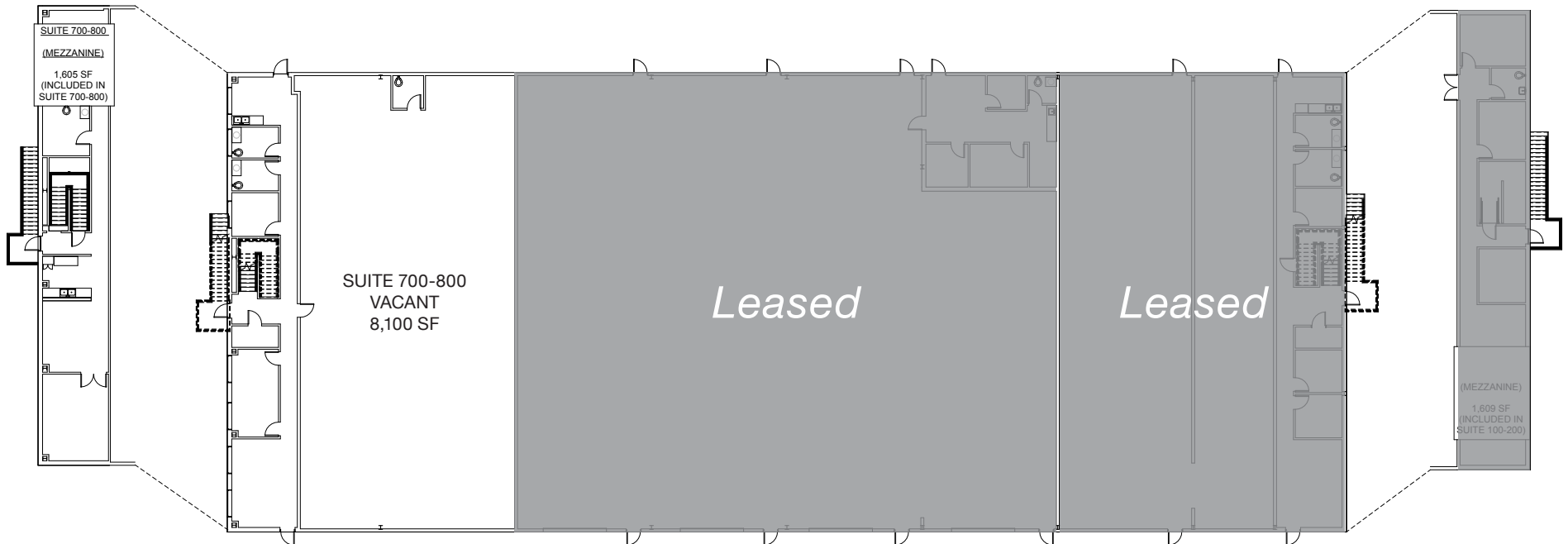
Loading: Clear Span Warehouse & Cross Dock Loading

Clear Height: 20'-24' Clear Height

Fire Suppression: Fully Sprinklered

Building 1590C

8,100 SF Available



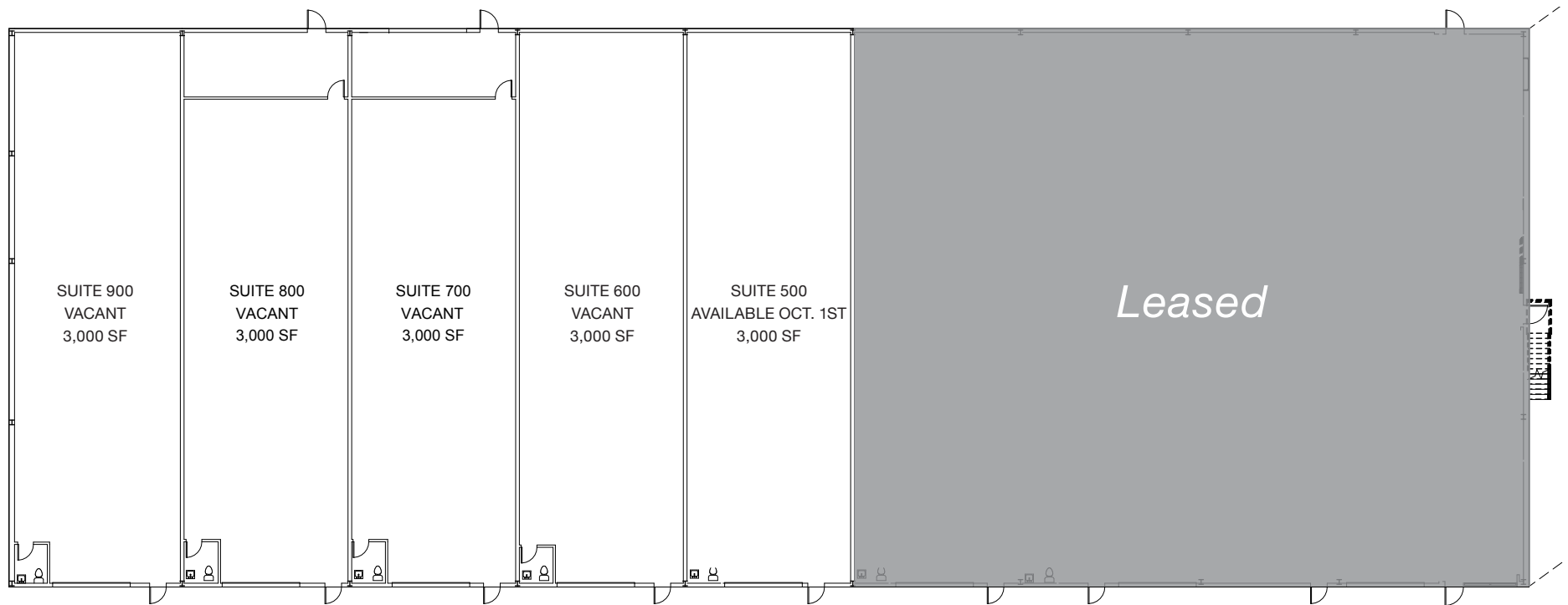
Suite 700-800

Total Available: 8,100 SF
Office: 2,000 SF (includes mezzanine)
Doors: Two (2) 14'x16' Oversized Grade Level Doors

Loading: Clear Span Warehouse & Front Loading
Clear Height: 20'-24' Clear Height
Fire Suppression: Fully Sprinklered

Building 1620C

15,000 SF Available



Suite

500, 700, 800 & 900

Total Available: 3,000 - 15,000 SF

Office: Minimal Office in Place

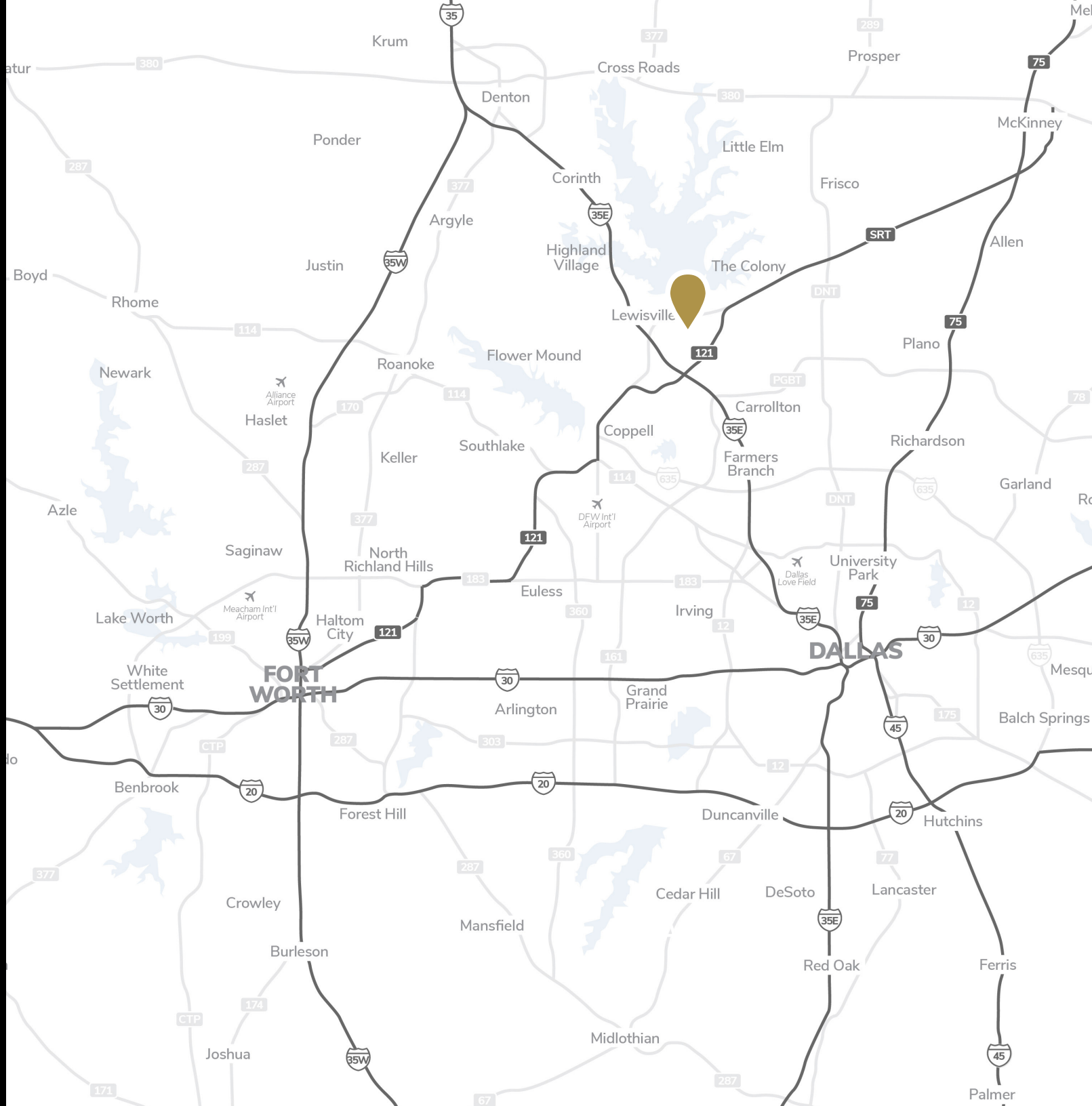
Doors: Two (2) 14'x16' Oversized Grade Level Doors

Loading: Clear Span Warehouse & Cross Dock Loading

Clear Height: 20'-24' Clear Height

Fire Suppression: Fully Sprinklered

Location



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INDUSTRIAL PARK



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