



Property Description

Available space located in a 24,240 square foot, tilt-up aggregate wall, industrial building. The building sits on 1.36 acres of land with ample parking, and easy access from Interstate 35 and Shields. The traffic count on Shields Boulevard is 13,733 vehicles per day.

Property Highlights

- NNN \$2.50
- Suite 2615 – 2,435 SF
- Suite 2605-2607 – 10,088 SF
- Suite 2619 – 2,453 SF
- Ample Parking
- Great Interstate Access

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	2,435 – 10,888 SF
Building Size:	14,958 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,009	29,172	72,861
Total Population	8,017	74,518	193,279
Average HH Income	\$60,032	\$57,921	\$57,601

RICK PRITCHETT, CCIM

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REALTY ADVISORS

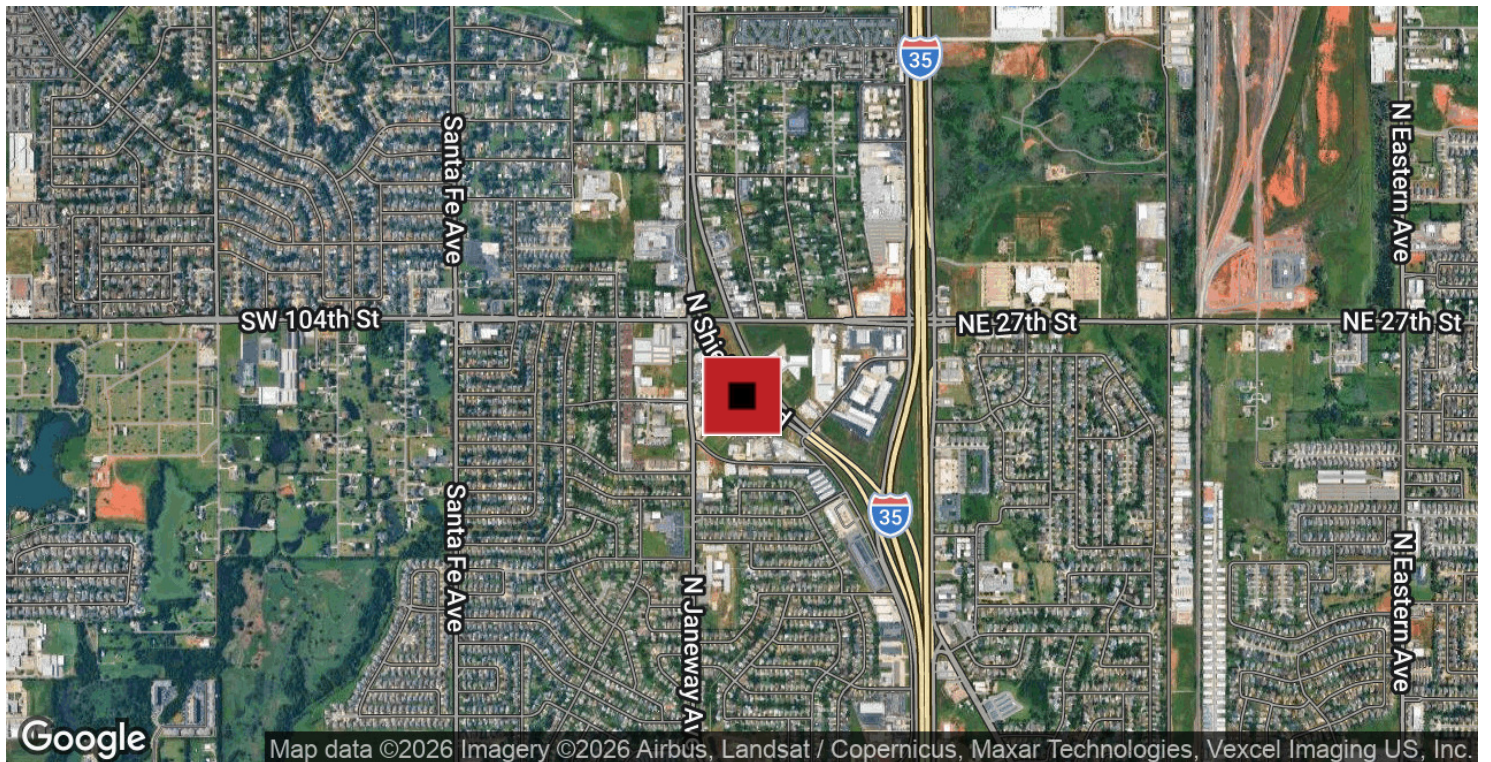
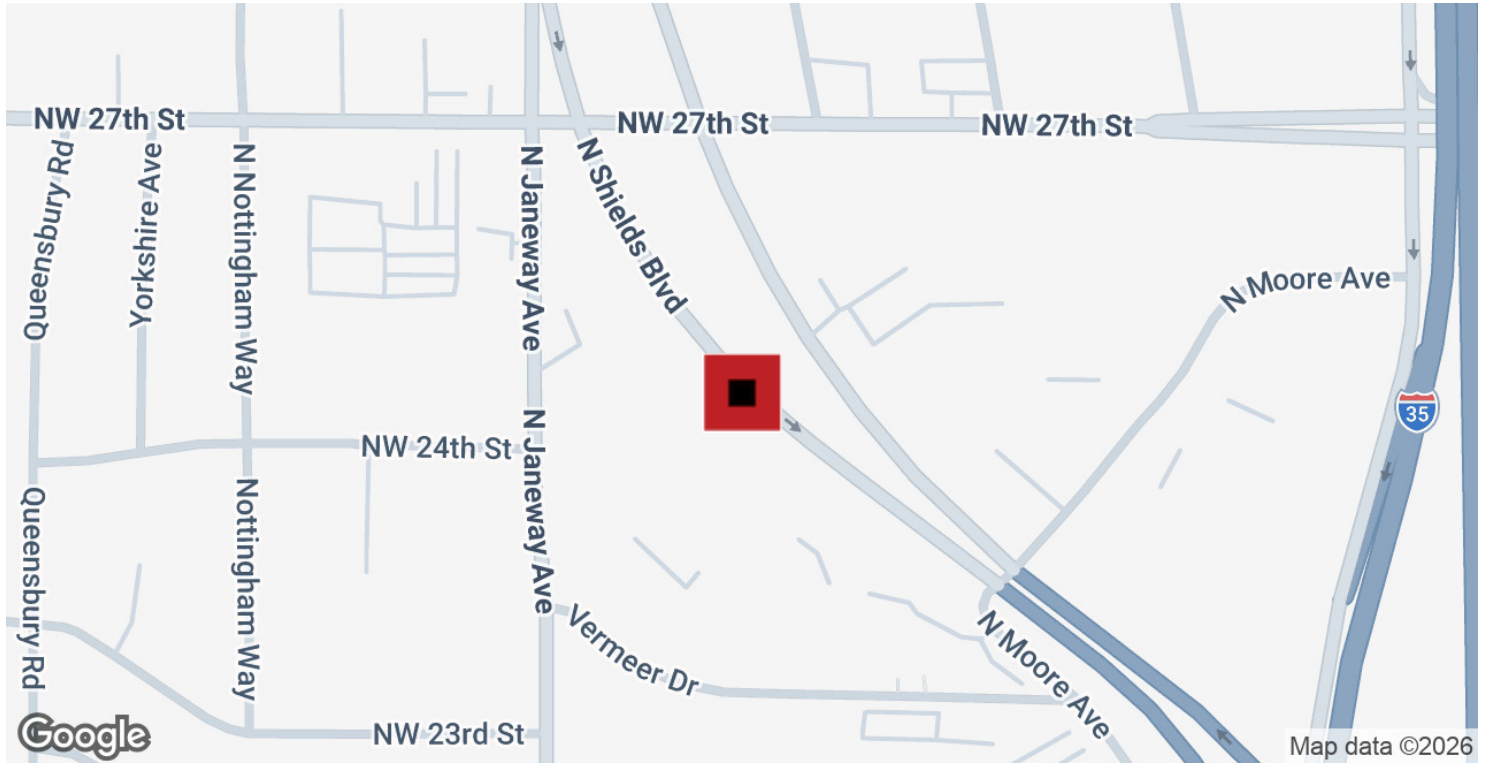
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For Lease

2605 - 2609 & 2615 N. SHIELDS

SHIELDS BUSINESS PARK



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