

FOR LEASE OR SALE

41,286 SF

**6525 Baker Boulevard
Richland Hills, Texas**



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STREAM

Available for Occupancy
March 1, 2025



Front Entrance



Office



Break Room

PROPERTY DESCRIPTION

Location	6525 Baker Blvd, Richland Hills, TX 76118
Square Footage	41,286
Office Square Feet	+/- 15,061 (Class A finish built in 2019)
Building Configuration	Side-Load
Year Built	1982; Completely renovated in 2019
Land Size	2.561 Acres
Loading	4 dock high doors (10' x 10') 6 Grade-Level
Car Parks	+/- 64 spaces
Warehouse Clear Height	14' - 18'
Sprinklered	Yes - 100%
Outside Storage	+/- 0.50 acres
Power	1 1200amp 120/208v 3 phase 1 400amp 120/240v Single phase
Roof Age / Type	Standing Seem Metal - Elastomeric coating applied 8/2021 with 10-year warranty
Building Updates:	Fully renovated in 2019 with all new mechanical, electrical and plumbing, a new exterior wall associated with an SUP for outside storage and all new Class AA finish office space.



183
TEXAS

INTERSTATE
820

121
TEXAS

26 BOULEVARD (GRAPEVINE HIGHWAY)

RUFESNOW/DRIVE

BAKER BLVD





Frontage on Baker Road



Large Conference Room



Primary Warehouse Area



West Side Truck Court - Dock High



Secured Outside Storage



Bathrooms with Showers



Kitchen

FLOOR PLAN

