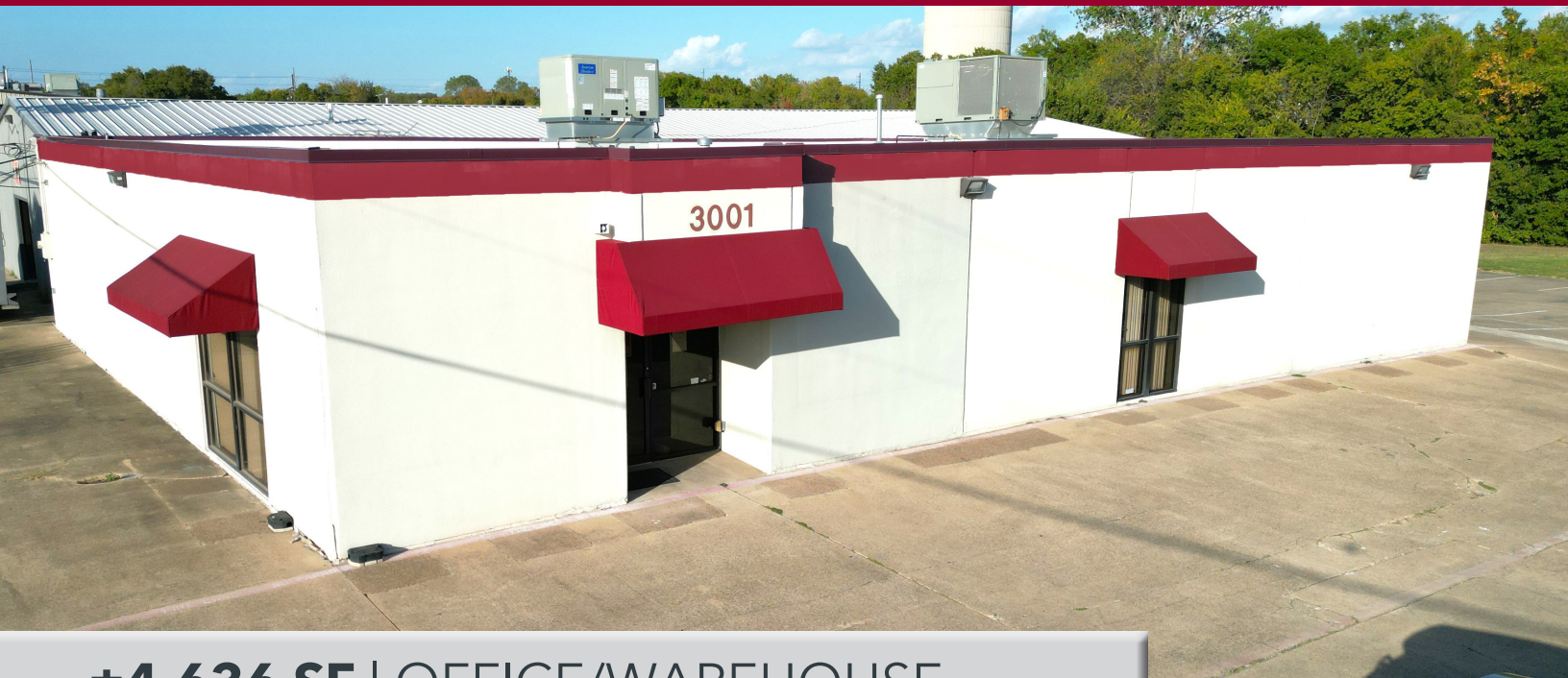


FOR SALE

3001 Century Dr | Rowlett, TX 75088



±4,636 SF | OFFICE/WAREHOUSE

AVAILABILITY HIGHLIGHTS

BUILDING SIZE:	4,636 SF
OFFICE:	±4,250 SF
WAREHOUSE:	±386 SF (expandable)
YEAR BUILT:	1984
LAND:	0.35 Acres
ZONING:	Click for zoning information
LOADING:	1 Grade level door
PARKING RATIO:	±7/1,000 SF
HVAC:	100% HVAC. Brand new units
NOTES:	Fiber internet Tenant in place but lease can be terminated early.



FOR MORE INFORMATION:

BRETT LEWIS, SIOR
972.934.4018
blewis@lee-associates.com

TAYLOR STELL
214.558.1969
tstell@lee-associates.com

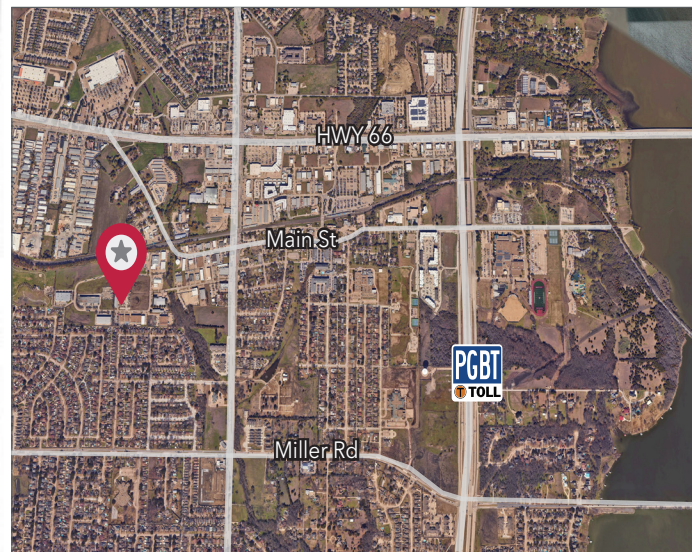
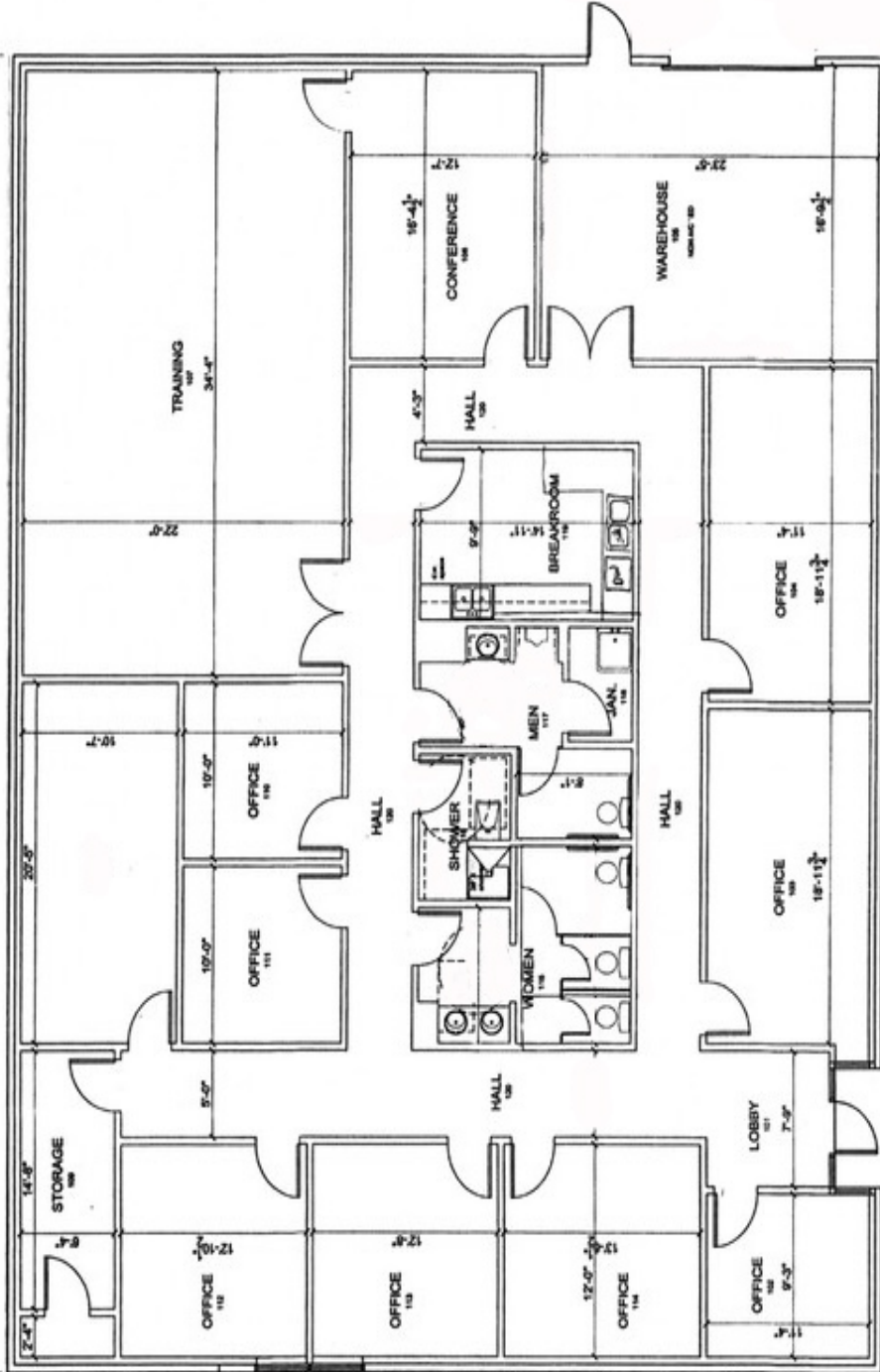
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leadallas.com

FOR SALE

**3001 CENTURY DR
ROWLETT, TX 75088**

FLOOR PLAN



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