



## 22 Steel Rd

22 Steel Rd, Wylie, TX 75098



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# 22 Steel Rd

\$14.47 /SF/YR

1800 sqft of Office/Warehouse space available June 1st. Climate controlled, with bathroom, office and reception area. Full finished-out. Total monthly rent is \$2840. \$2170 Base Rent + \$670 NNN Expenses. \$14.47 Base rent + \$4.44 Expenses per sqft. Tenant pays for electric directly to provider. No body shop or painting of any sort allowed at this property. 3 year lease minimum. Not suitable for business that require a lot of parking.

Exact finish out in available unit might be different than pictured....

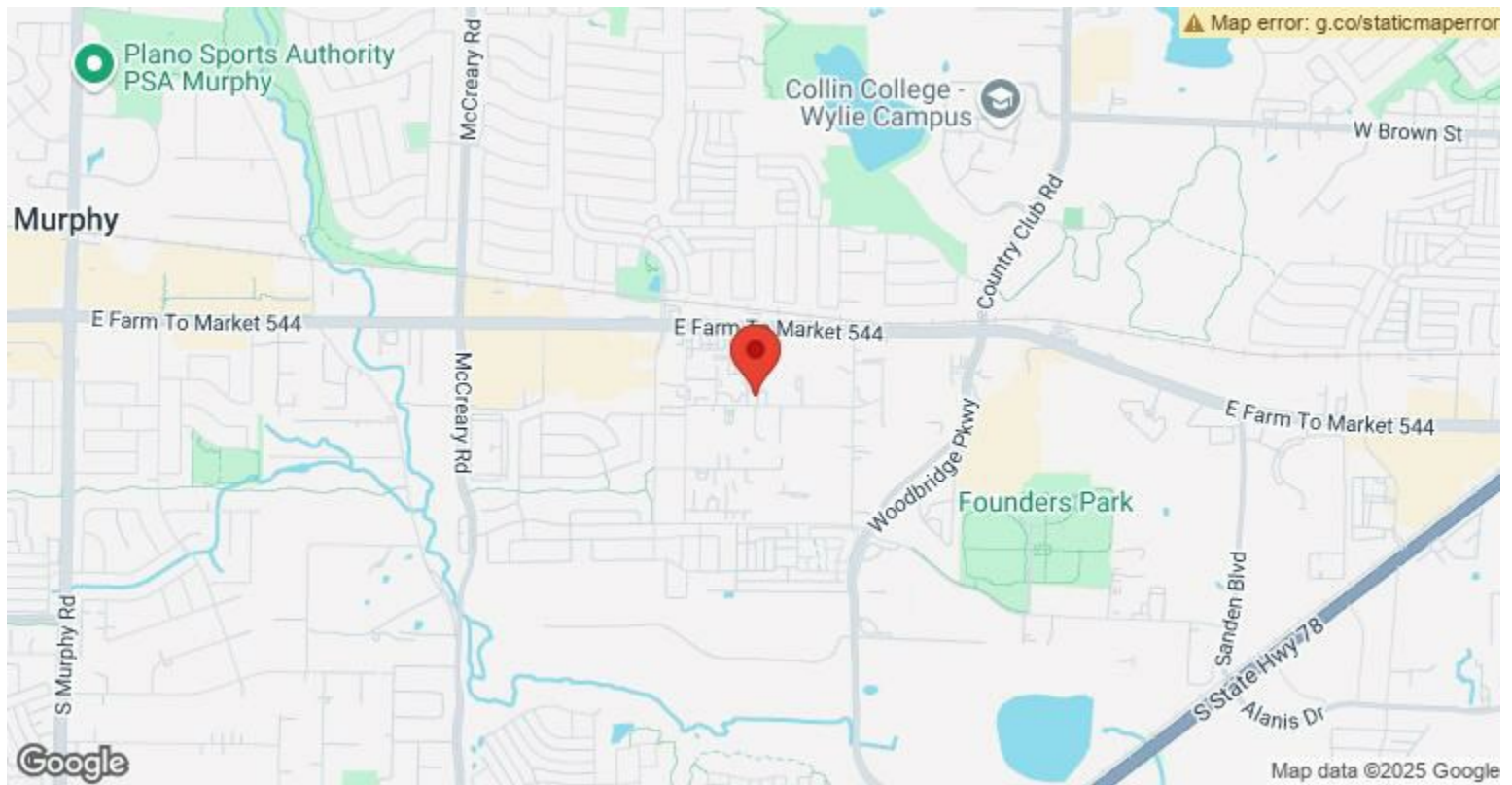


Rental Rate:	\$14.47 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	17,501 SF
Year Built:	1985
Rental Rate Mo:	\$1.21 /SF/MO

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1st Floor Ste 2

Space Available	1,800 SF
Rental Rate	\$14.47 /SF/YR
Date Available	June 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years



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## Property Photos



Building Photo



Building Photo



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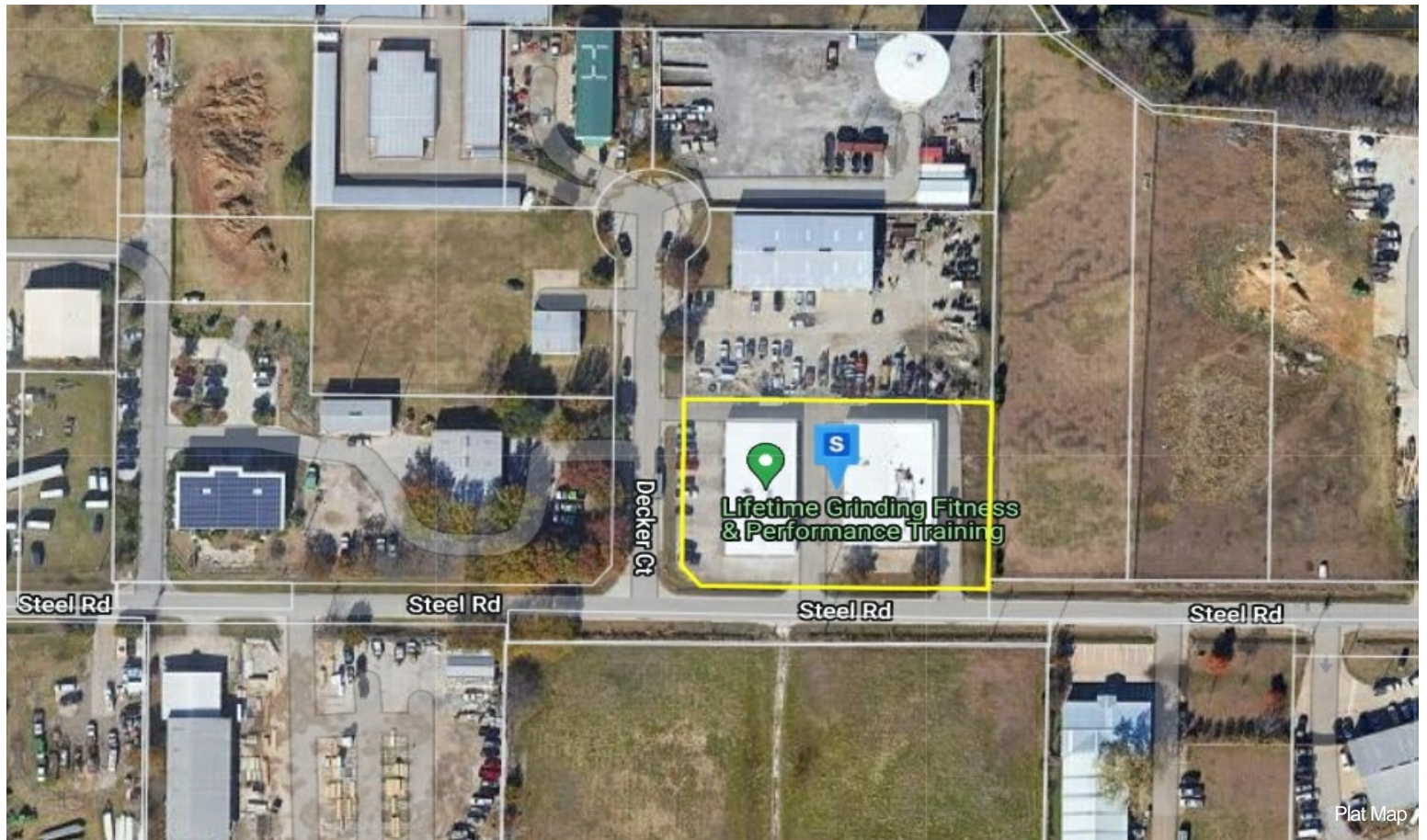
Aerial



Bathroom



## Property Photos





## Property Photos



Warehouse-2



Warehouse



## Property Photos



## Property Photos



Interior Photo

