



22 Steel Rd

22 Steel Rd, Wylie, TX 75098



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Prasiti Investments

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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

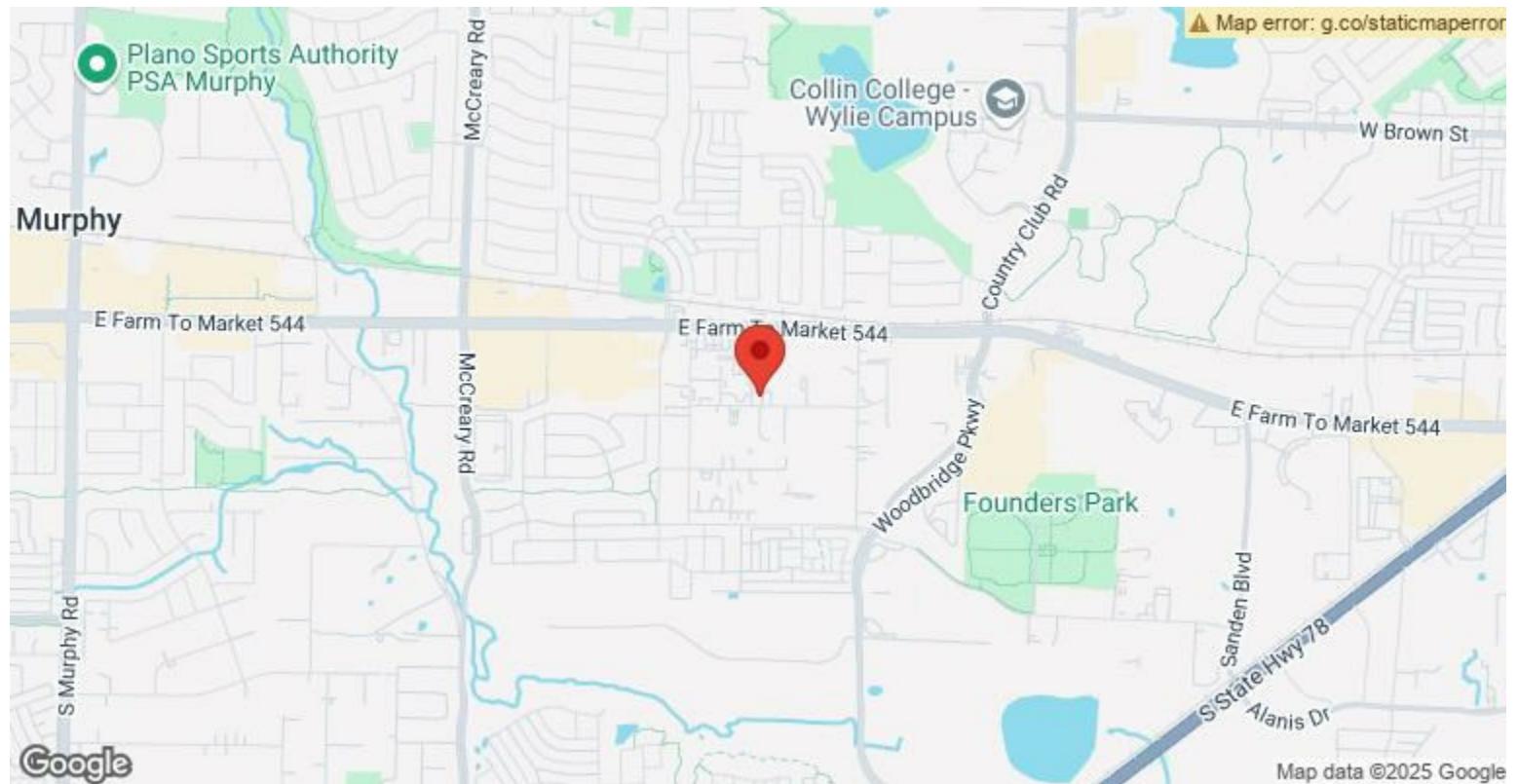
Rental Rate Mo: \$1.21 /SF/MO



1st Floor Ste 2

1

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



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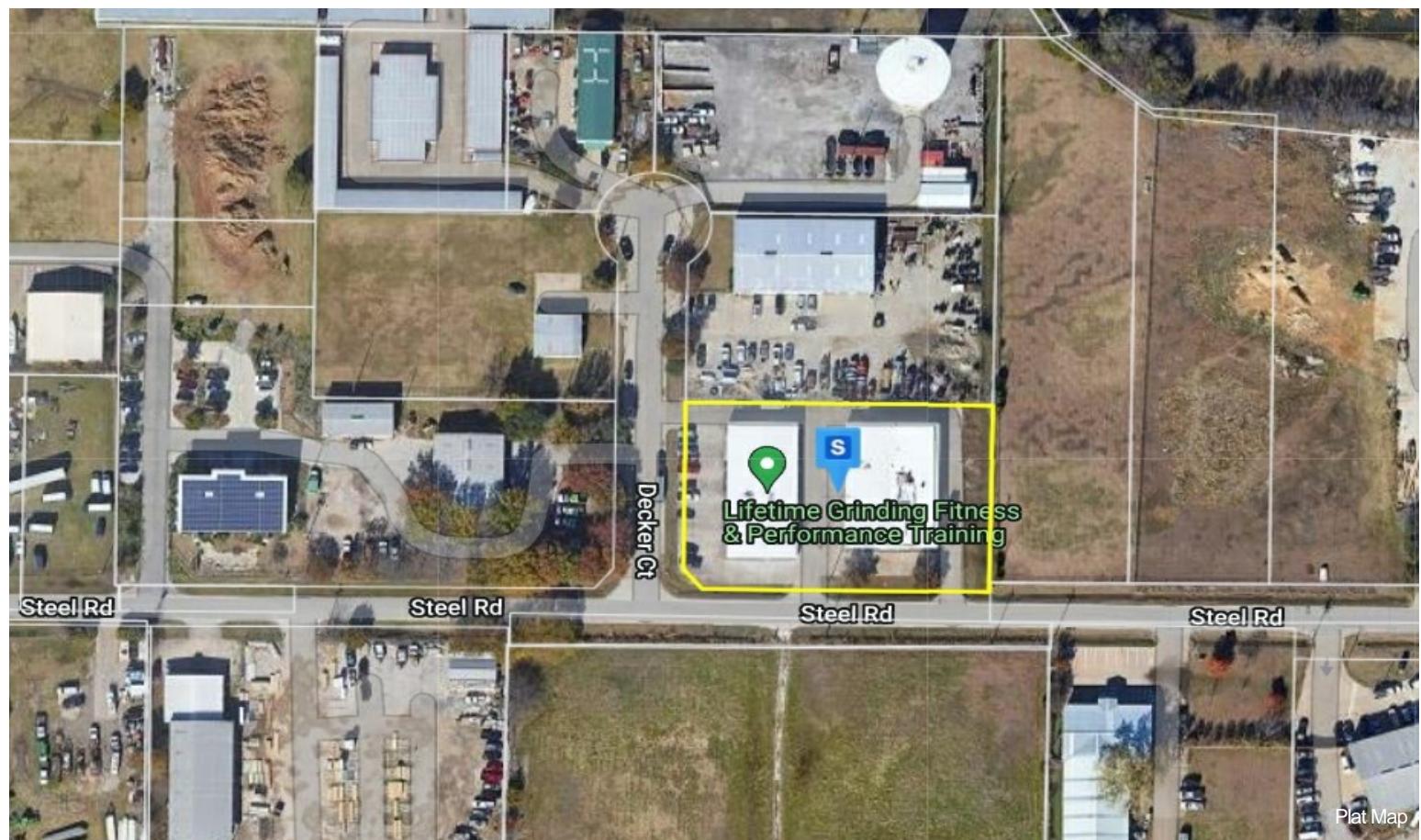


Aerial



Bathroom

Property Photos



Warehouse-1

Property Photos



Warehouse-2



Warehouse

Property Photos



Lobby-Office



Lobby

Property Photos



Interior Photo

