



Building 3

418 E Jones St, Lewisville, TX 75057

Jeff Traylor

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Building 3

\$7.95 /SF/YR

This industrial building with heavy power and outside storage is ready to serve your needs

Rent is \$15,570 a month

1 dock with 3 grade door and a half dock(low dock)

The building has 3000 amps of 480/3phase. Of the 23,500 sqft the mezzane office(4,200sqft) and the space below (4,200 sqft)are included in that.

High ceilings are in the 2 main halls. 13,000sqft. There is 2,100 sqft that has limited access.(Cant be used for high bay storage)...

- High Ceilings, Heavy Power, Dock and Drive-in and Fenced Yard.



| | |
|--------------|---------------|
| Rental Rate: | \$7.95 /SF/YR |
|--------------|---------------|

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|----------------|------------|
| Property Type: | Industrial |
|----------------|------------|

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|-------------------|---------------|
| Property Subtype: | Manufacturing |
|-------------------|---------------|

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|-------------------------|-----------|
| Rentable Building Area: | 23,500 SF |
|-------------------------|-----------|

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|-------------|------|
| Year Built: | 1987 |
|-------------|------|

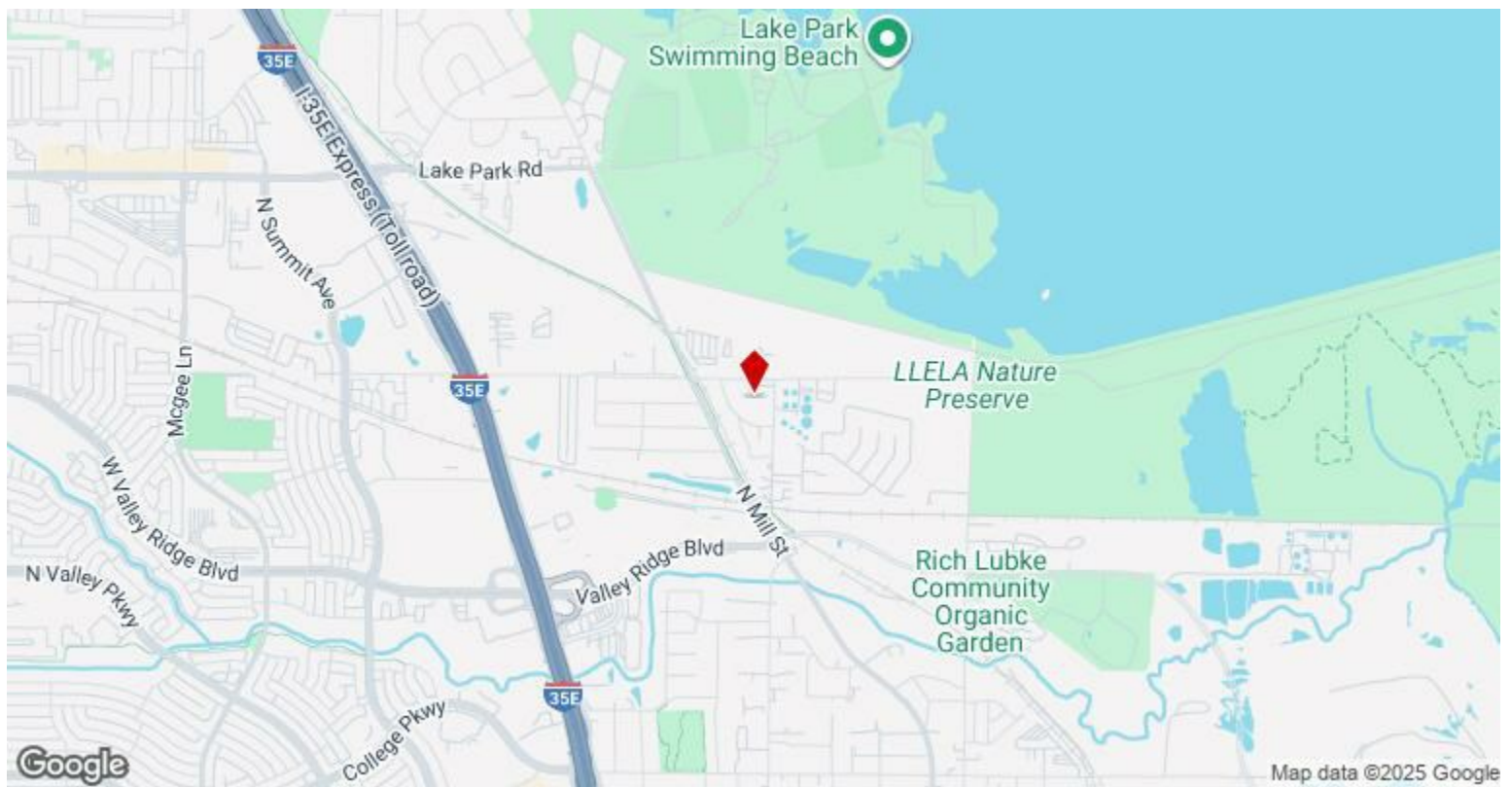
| | |
|-----------------|---------------|
| Rental Rate Mo: | \$0.66 /SF/MO |
|-----------------|---------------|

1

1st Floor

| | |
|-----------------|----------------|
| Space Available | 23,500 SF |
| Rental Rate | \$7.95 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Office Size | 4,500 SF |
| Space Type | Relet |
| Space Use | Industrial |
| Lease Term | 3 - 5 Years |

This is a great industrial building. Tenant is moving out after many years due to growth. They need more space.Great access to I-35 Lewisville, Denton, Flower Mound, Carrollton and so much more. High ceilings with offices on second floor area with storage below. Heavy Power and a Yard area.



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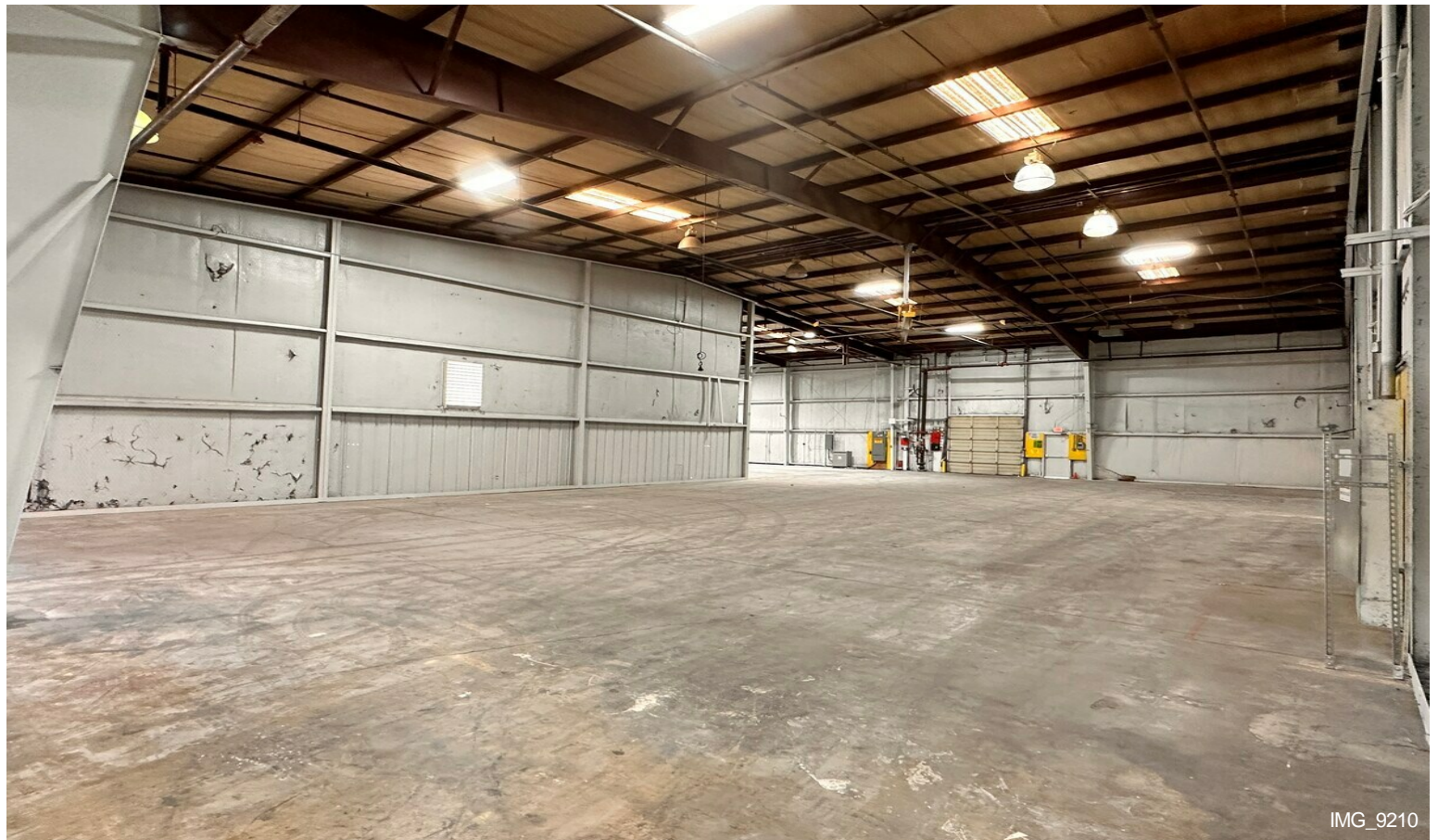
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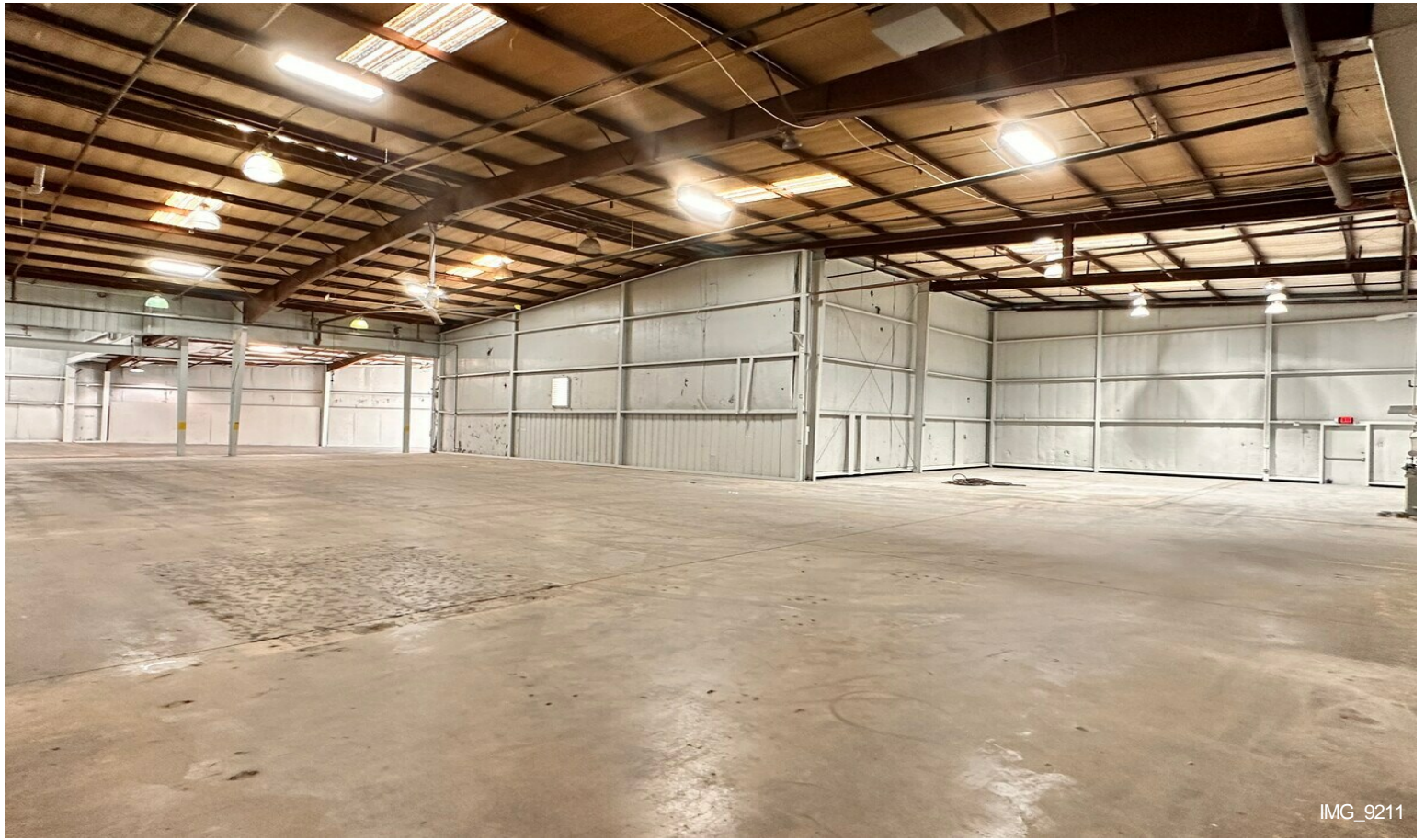
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Property Photos



Property Photos



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Property Photos



West end yard with Tenant structure to go away



Offices 4200 sqft

Property Photos



Property Photos



Property Photos

