

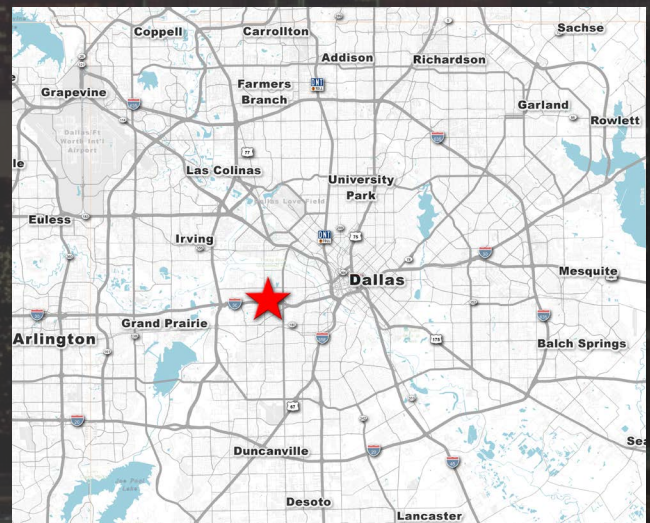


## Property Information

- 4,000 sqft of prime west bound I-30 frontage
- Large signage visibility
- Gated, paved, storage area
- Gas availability
- Two (2) 14' grade-level roll up doors
- Two (2) ADA restrooms
- 960 sqft white box office with polished concrete floors, drop ceiling, and premium LED lighting
- 3,200 sqft warehouse with pitched roof 16' up to 24'
- Warehouse features two gas heaters as well as two high powered ventilation fans for summertime
- 400amp / 270v / 3 phase power
- Attractive architectural design

## Traffic Counts

I-30: 186,059 VPD ('23)



**214.350.5555**

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