



SPECS

Property Type: Industrial
Size: ±7,446 SF on ±0.26 Acre Lot
Zoning: C (Permitted for Most Light Industrial Uses)



FOR SALE & LEASE

635-645 HEMBRY ST | LEWISVILLE, TX 75057

CONTACT BROKERS FOR PRICE/RATE

CONTACTS

Brian Hanie	214.253.0789
Steven Thornton	214.253.0794
Justin Owen	214.924.2642

PROPERTY OVERVIEW:

635-645 Hembry St is a vacant \pm 7,446 SF industrial facility located in Lewisville, TX within the Northwest Dallas submarket. Built in 1983, the property features a functional shop and warehouse layout with dedicated office areas, upper-level storage, and a covered entry. The building offers 3-phase power, (1) 10' x 10' drive-in overhead door, and clear heights of approximately 12' in the 635 and 645 sections, with a 9'6" ceiling height in the center section with a drop ceiling. The property also includes a fenced outdoor storage area and is being marketed for both sale and lease.

PROPERTY HIGHLIGHTS:

\pm 7,446 SF industrial facility on \pm 0.26-acre lot

Vacant and available for sale or lease

Clear Height: 12' (635 & 645) | 9'6" (Center Section)

Loading: (1) 10' x 10' drive-in overhead door

Power: 3 Phase 120/240 | 400 amps

Each building (635 & 645) includes its own 200-amp service panel

Office areas are 100% air-conditioned

Most warehouse area is HVAC conditioned (exception: upstairs)

Zoning: C (permits most light industrial uses)

Built: 1983 // County: Denton

Sprinklered: No

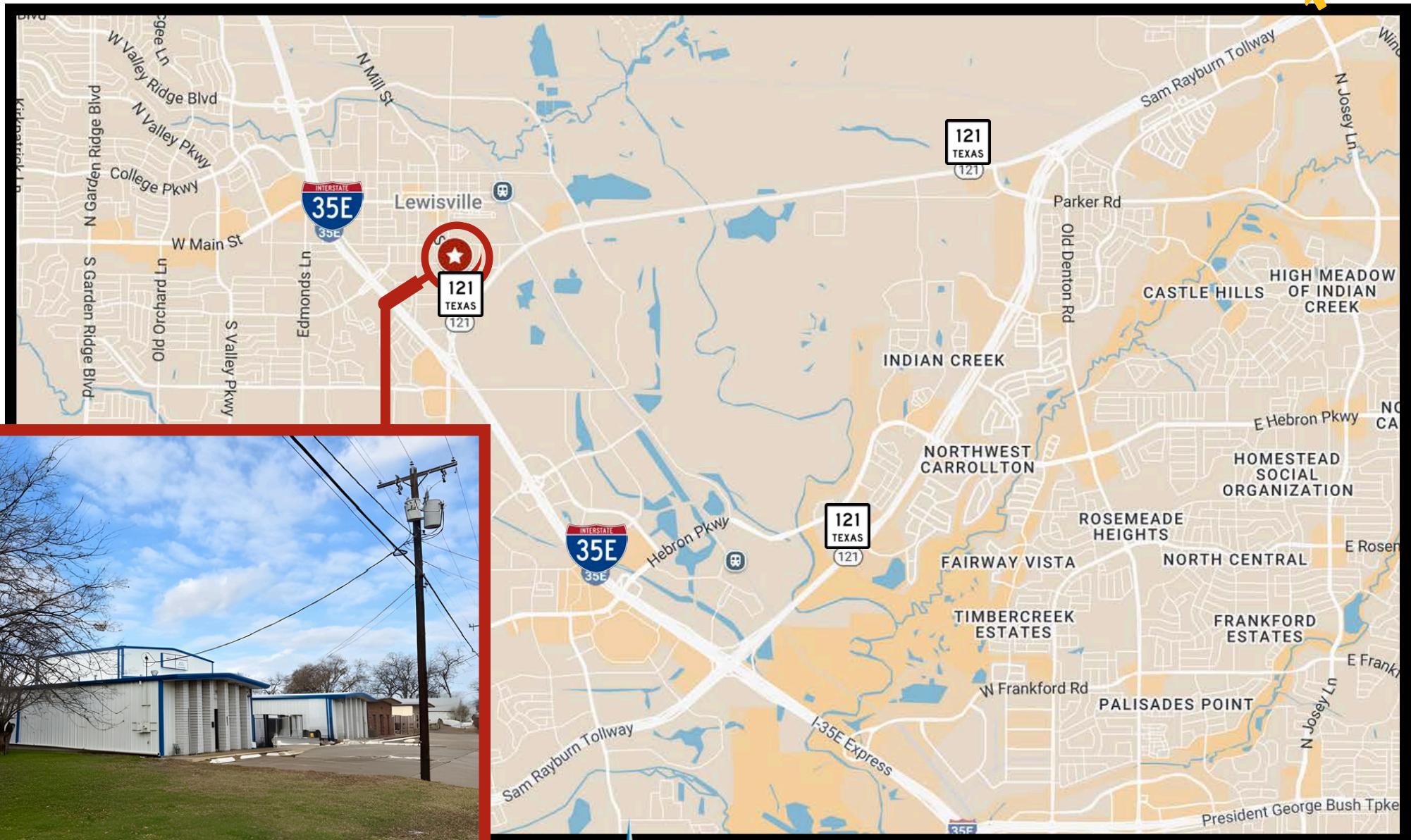


LOCATION HIGHLIGHTS

635-645 Hembry St | Lewisville, TX 75057

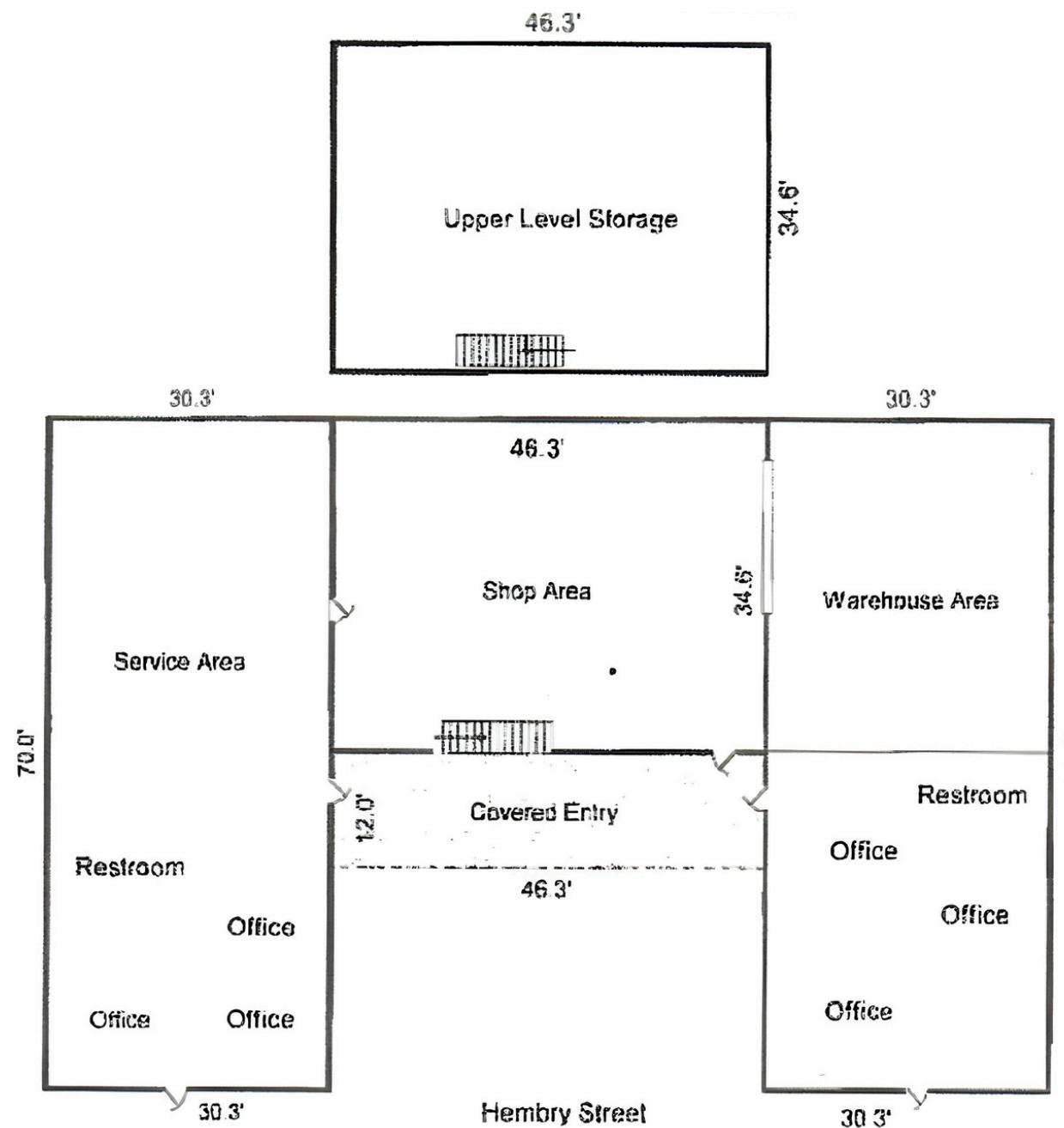
Strategically positioned in the Lewisville submarket within the Northwest Dallas industrial corridor, 635-645 Hembry St offers convenient access to major transportation routes connecting to the greater Dallas-Fort Worth metroplex. The property supports a range of light industrial uses and benefits from proximity to surrounding residential density, workforce availability, and nearby retail and service amenities. With 3-phase power, a functional layout, and drive-in loading, this property presents a flexible opportunity for owner-users or tenants seeking a well-located industrial facility in a high-demand DFW submarket.

EQUIPMENT PHOTOS



BUILDING LAYOUT

635-645 Hembry St | Lewisville, TX 75057



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	635 Hembry Center Building	2121.0	
GBA2	645 Hembry Center Loft	1602.0	5844.0
P/P	Porch	555.6	1602.0
			555.6

INDUSTRIAL SPACE WITH 3-PHASE POWER AND DRIVE-IN LOADING.

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Dominus Commercial || 817.242.2361
909 W. Magnolia Ave, #2 || Fort Worth, TX 76104



Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

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