



SPECS

Property Type: Industrial

Size: $\pm 7,446$ 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

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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 ± 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)

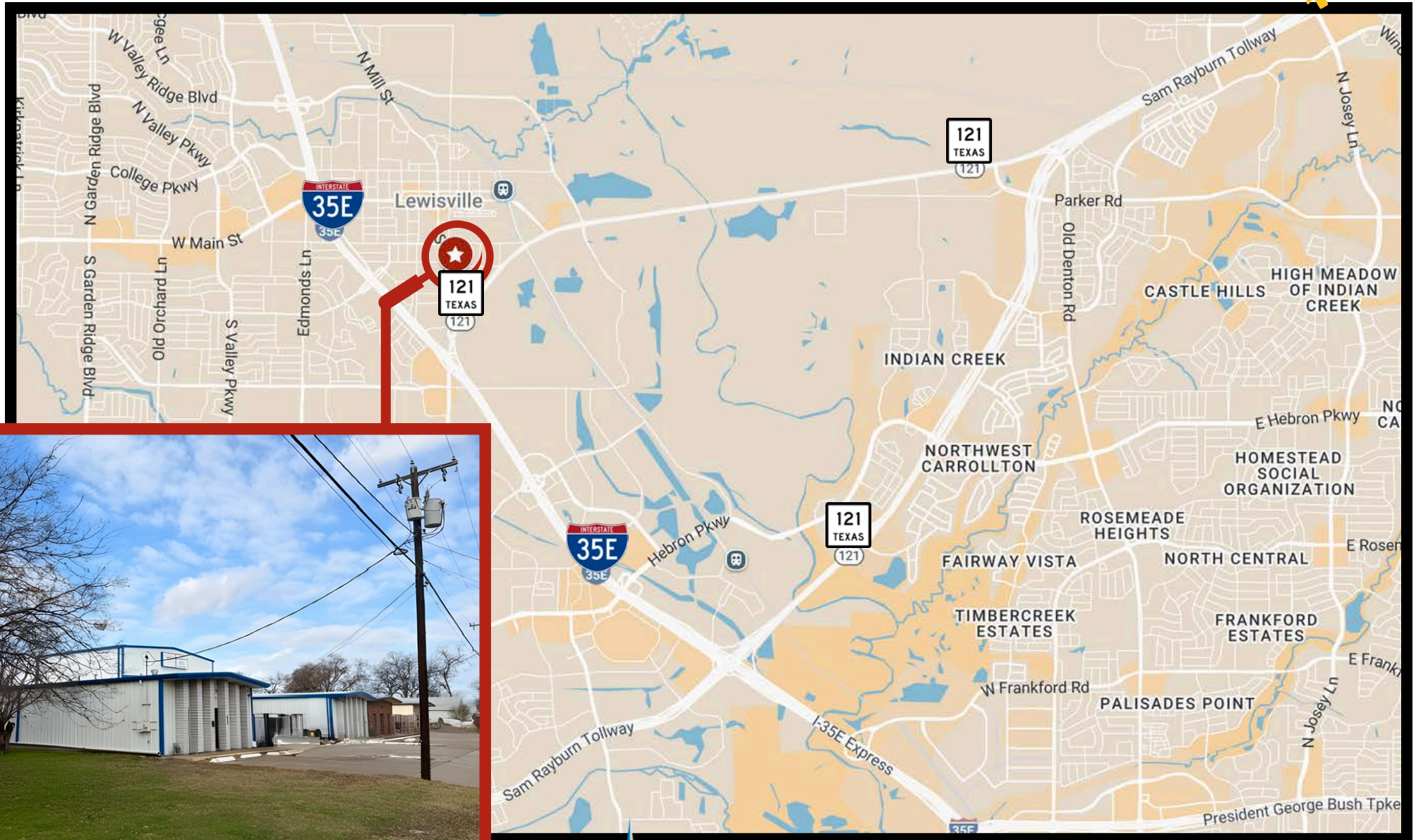
Built: 1983 // County: Denton

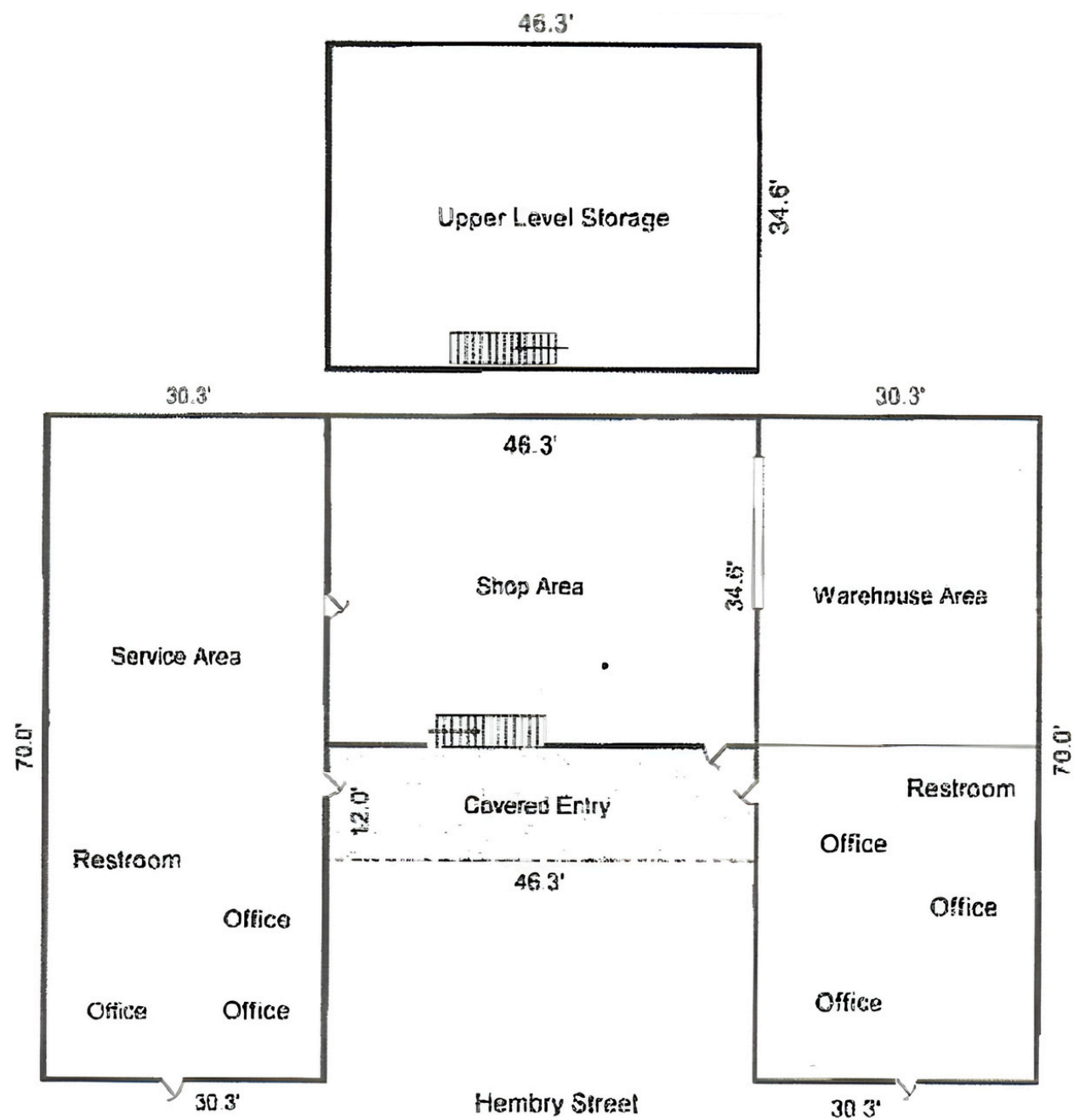
Sprinklered: No



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





AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	635 Hembry	2121.0	
	Center Building	1602.0	
	645 Hembry	2121.0	5844.0
GBA2	Center loft	1602.0	1602.0
	Porch	555.6	555.6
Net BUILDING Area		(Rounded)	7446

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
635 Hembry			
30.3	x	70.0	2121.0
Center Building			
34.6	x	46.3	1602.0
645 Hembry			
30.3	x	70.0	2121.0
Center loft			
34.6	x	46.3	1602.0
4 Items			(Rounded) 7446

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

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