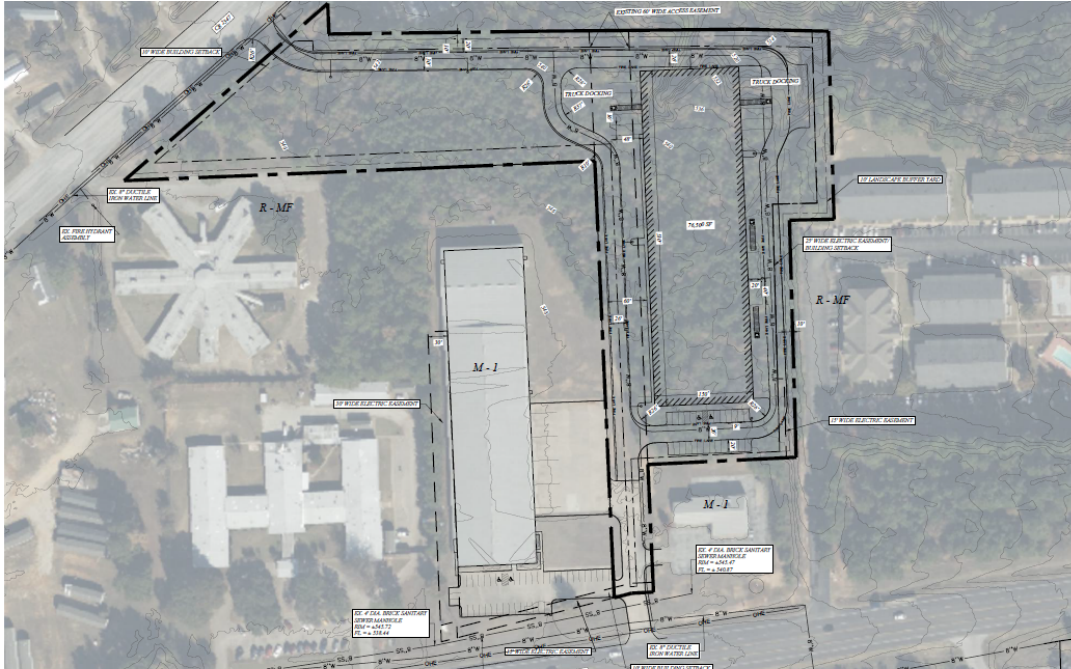


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HIGHWAY 31 INDUSTRIAL DEVELOPMENT - BTS CONCEPT 2C



Concepnal Site Plan

LEASE RATE

Call for price

OFFERING SUMMARY

Available SF:	76,500 SF
Lot Size:	8.38 Acres
Zoning:	M-1; Light Industrial

PROPERTY OVERVIEW

BTS opportunity for warehouse/distribution/flex users. Site provides ample parking, truck accessibility, dock highs, and more. Rate is estimated and may vary depending on user's requirements. Rendering attached is an example site plan for 76,500 SF.

ABILITY TO INCLDUE THE FOLLOWING

- Dock high doors
- M-1 Light industrial zoning
- 3- Phase power
- Natural Gas
- Fire sprinkler system
- Truck Accessible
- Quick access to major corridors including I-20
- Vacant Land

Lease Brochure

PRESENTED BY:

HAGAN BAKER
903.405.1954
HAGAN@DRAKETEXAS.COM

MITCHELL NEJAME
903.780.9029
MITCHELL@DRAKETEXAS.COM

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ADDITIONAL PHOTOS

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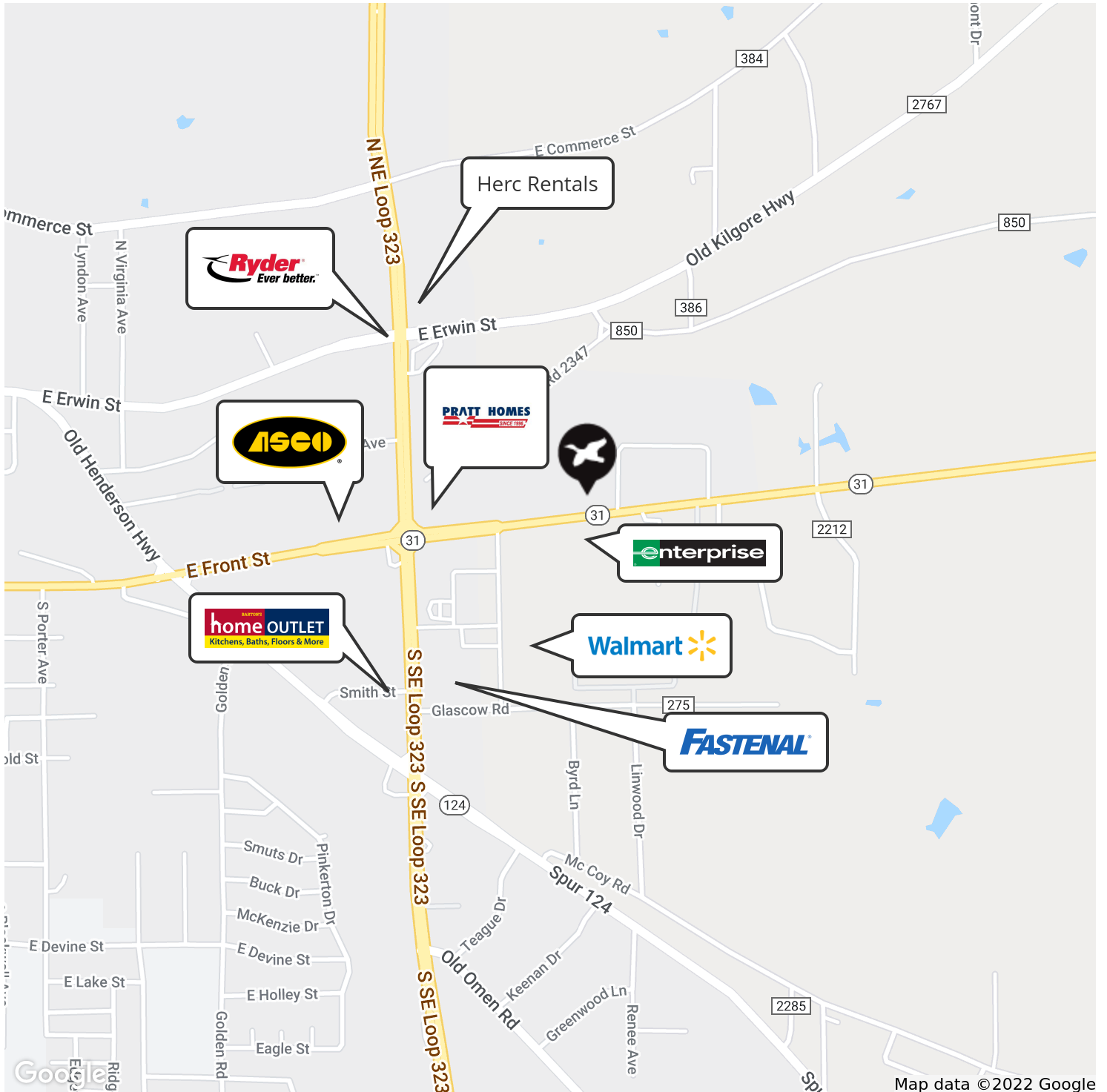
ADDITIONAL PHOTOS

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RETAILER MAP