



FOR LEASE
146,680 SF

1116 N. CORINTH STREET | CORINTH, TX 76208

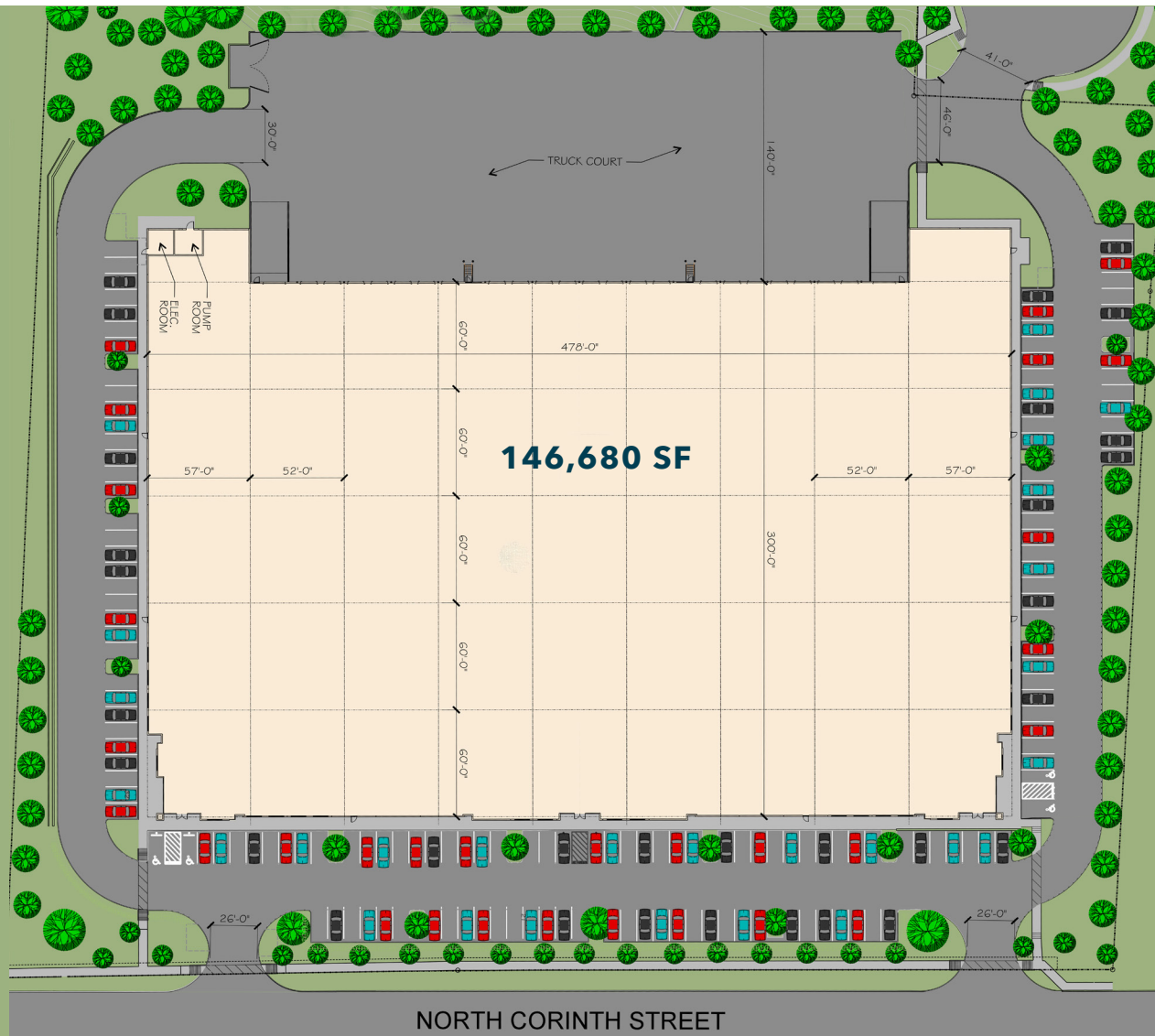
- Move-in Ready
- 3,310 Spec Office
- HVAC Ready with R25 Insulation on Roof
- White-Box Warehouse with LED Lighting (30 FC on 10' Whips)
- Front Park, Rear Load
- Easy Access to Major Thoroughfares
- Oversized Truck Court with ability to fully secure
- Heavy Car Parks

ADAM GRAHAM, SIOR, CCIM
 agraham@lee-associates.com
 C: 214.335.3320

DEVELOPER:



SITE PLAN



BUILDING DETAILS

Building Size	146,680 SF (Divisible)	Drive-In Doors	2 (12' x 14')
Office	3,310	Truck Court	140'
Clear Height	32'	Car Parks	157
Dock Doors	22 (9' x 10')	Sprinkler	ESFR
Levelers	6 (40,000 lbs)	Power	2,500 amps of 480V 3-Phase (with ability to increase to 5,000 amps)

FOR LEASING INFORMATION:

ADAM GRAHAM, SIOR, CCIM
agraham@lee-associates.com
C: 214.335.3320

CHRIS HILLMAN
chillman@lee-associates.com
C: 214.797.2451

DEVELOPER:



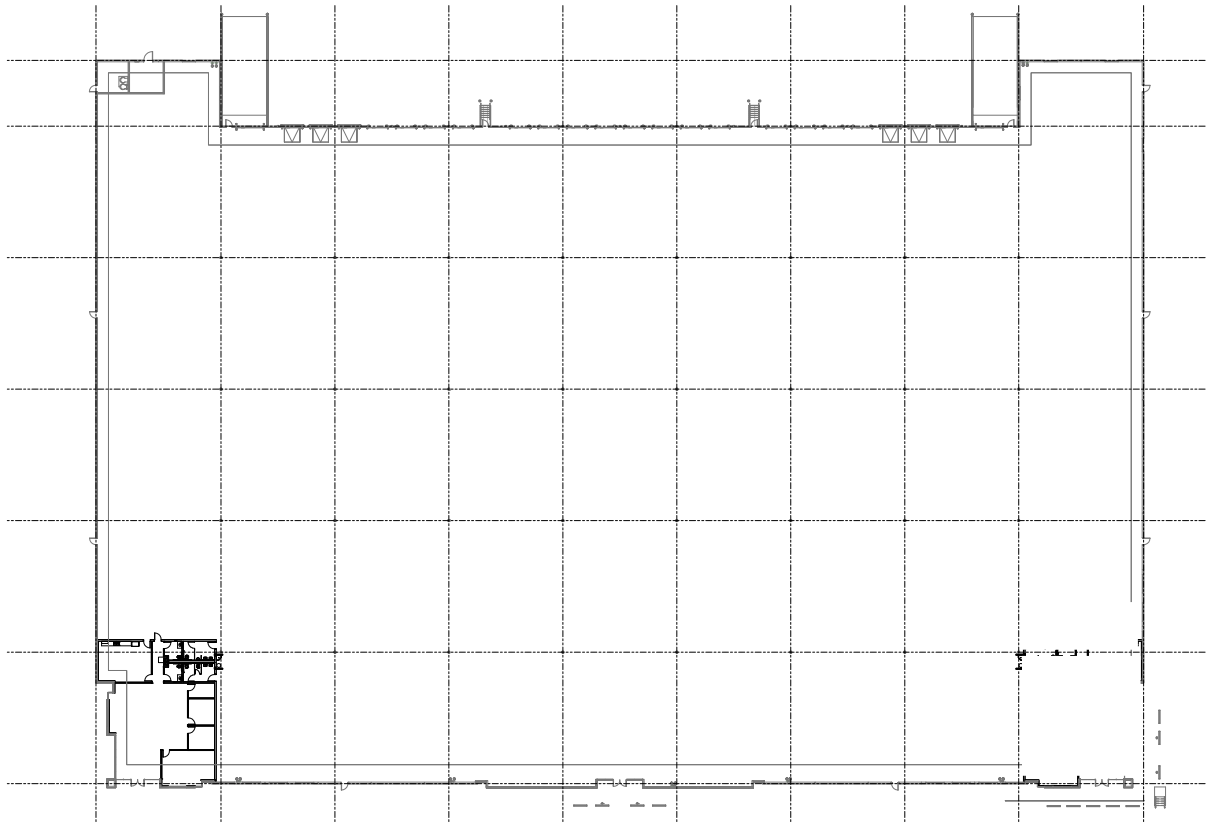
PHELAN
DEVELOPMENT



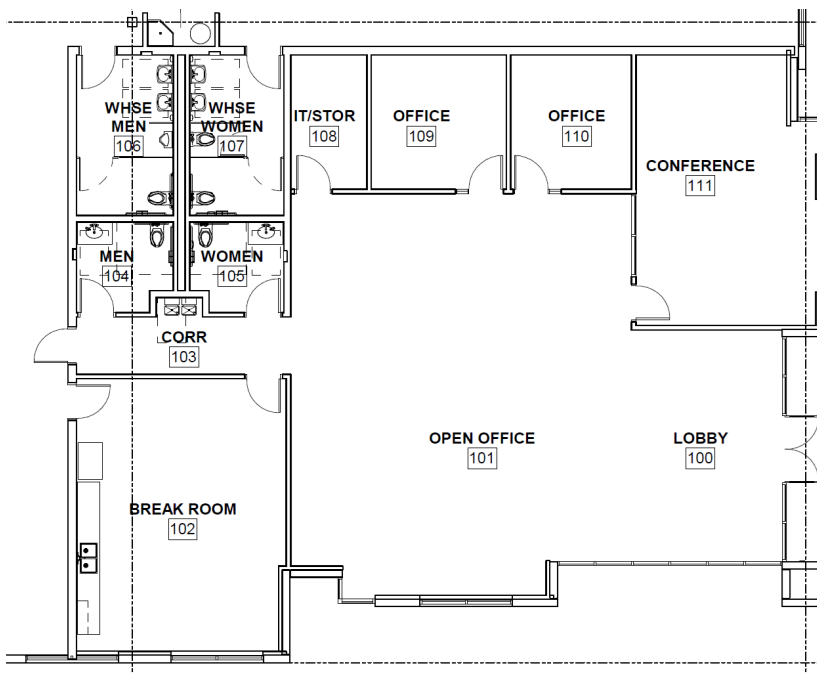
TradeLane
Properties

FLOOR & OFFICE PLANS

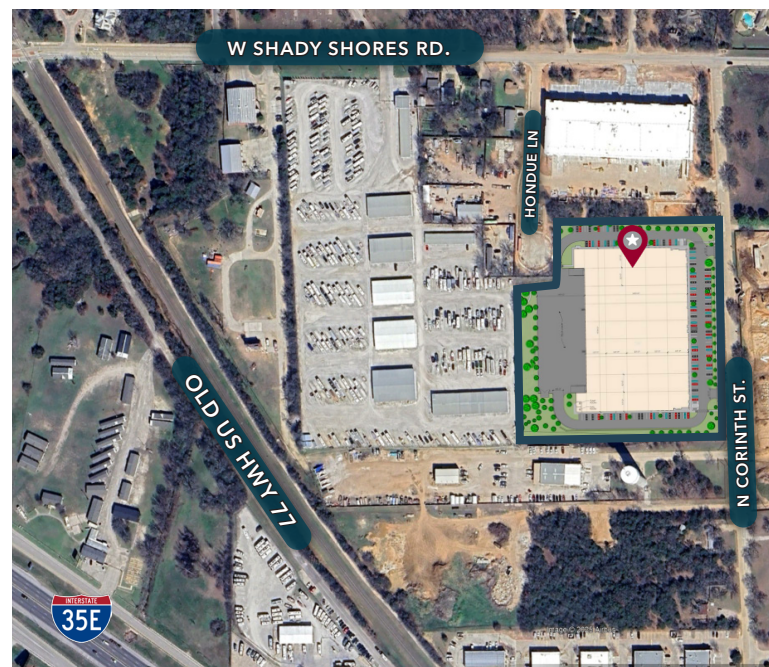
FLOOR PLAN



OFFICE FLOOR PLAN



AERIAL



FOR LEASING INFORMATION:

ADAM GRAHAM, SIOR, CCIM
agraham@lee-associates.com
C: 214.335.3320

CHRIS HILLMAN
chillman@lee-associates.com
C: 214.797.2451

DEVELOPER:



INGRESS / EGRESS MAP



KEY DISTANCES



1 MIN | 0.4 MI



12 MIN | 6 MI



9 MIN | 7.9 MI



25 MIN | 20 MI



10 MIN | 10 MI



DOWNTOWN DALLAS

35 MIN | 33 MI

FOR LEASING INFORMATION:

ADAM GRAHAM, SIOR, CCIM
agraham@lee-associates.com
C: 214.335.3320

CHRIS HILLMAN
chillman@lee-associates.com
C: 214.797.2451

DEVELOPER:



PHELAN
DEVELOPMENT



TradeLane
Properties