

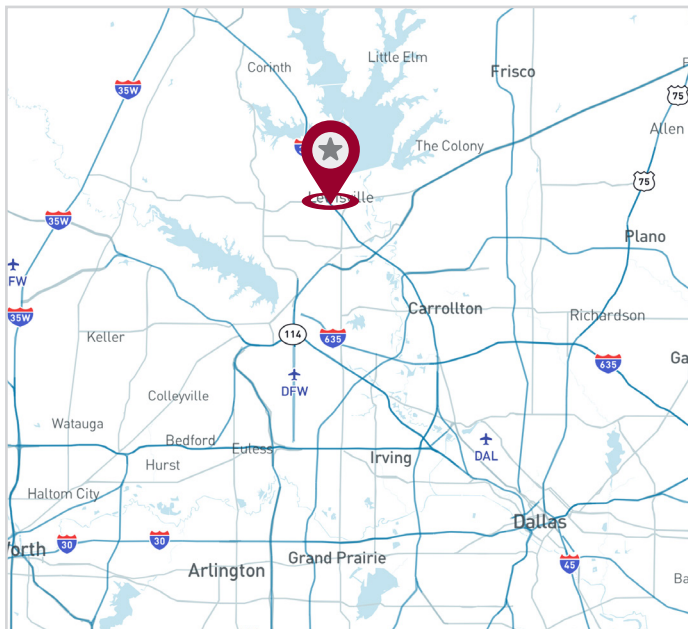
# FOR LEASE

## 37,783 SF | DISTRIBUTION & LIGHT MANUFACTURING



### LEWISVILLE SUBMARKET

1206 N. Stemmons Freeway, Lewisville, Texas



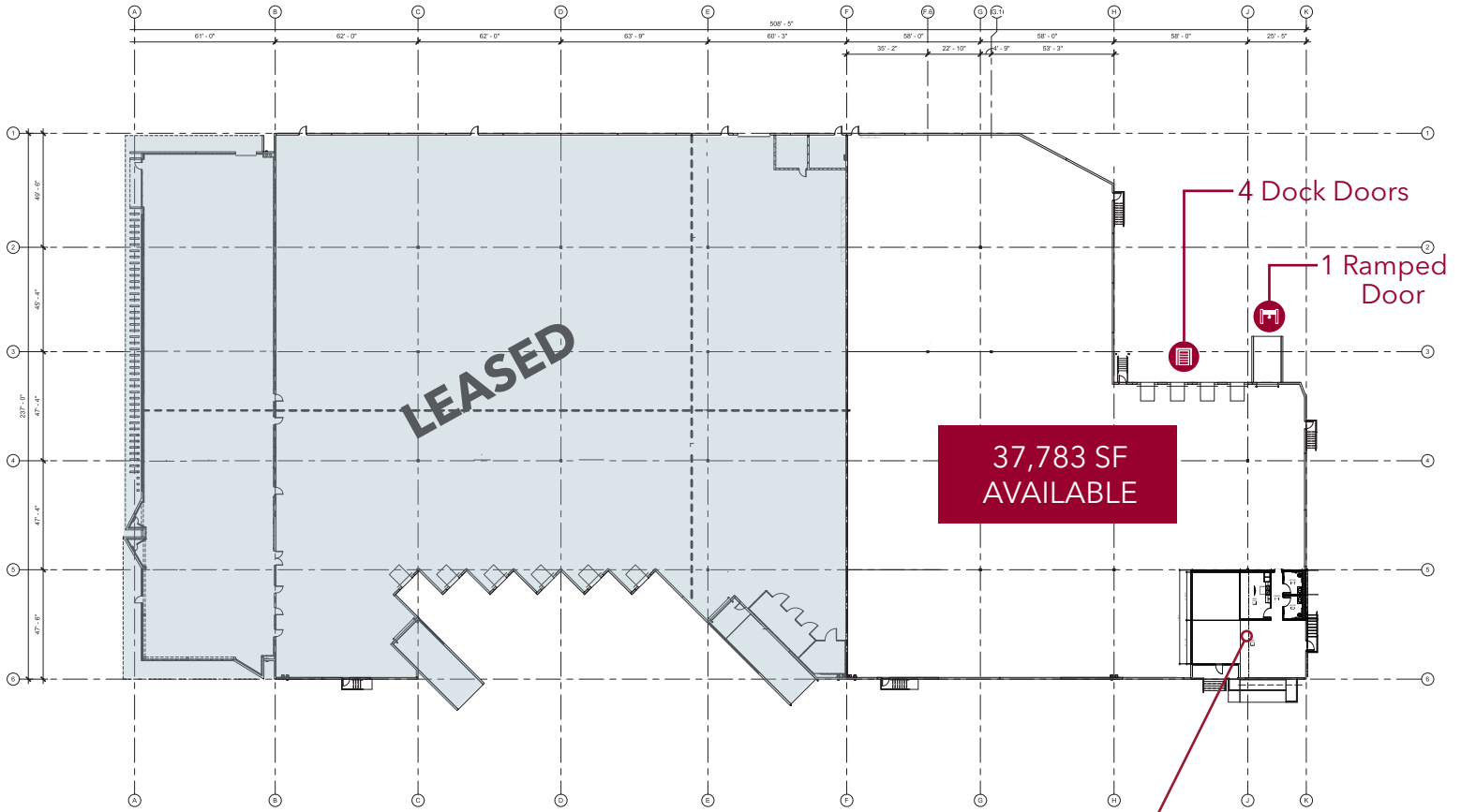
### AVAILABILITY HIGHLIGHTS

- 37,783 SF Total
- Build to Suit Office
- 32' Clear Height
- 4 Dock Doors / 1 Ramped Door
- ESFR Fire System
- 135' Truck Court
- New Construction
- Highway Frontage
- Available June 1, 2022
- Estimated Lease Rate: \$9.50 NNN + \$2.50 EXP

37,783 SF

FOR LEASE

BUILDING PLAN



6.15 Site Area (in Acres) 

SAMPLE FLOOR PLAN