

# Rockwall

Urban Industrial Center

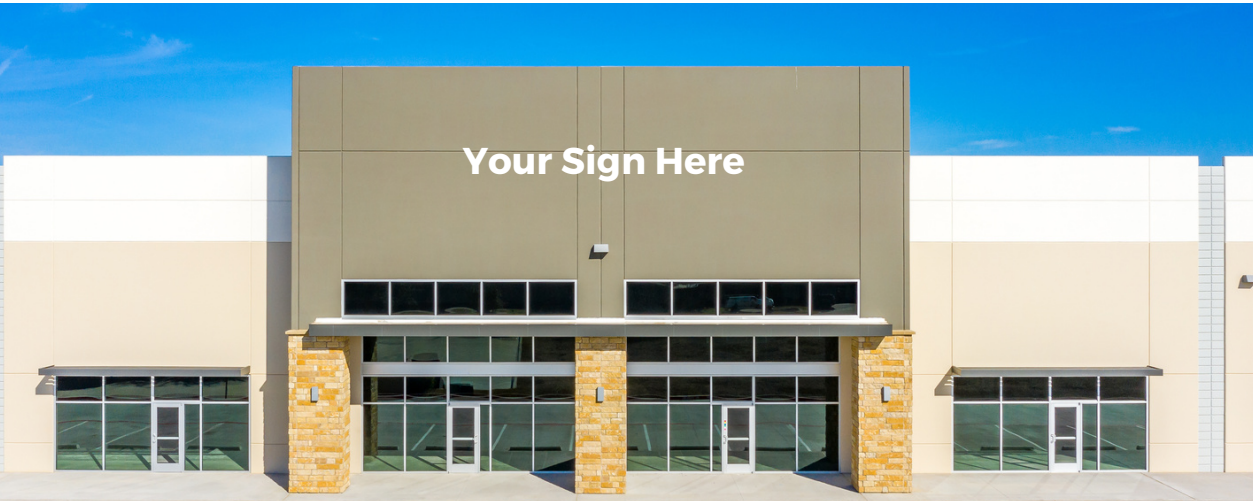
**FOR LEASE**

87,600 SF



BUILDING I

# The Perks



- 3 Building Office/Warehouse Campus
- Shallow Bay Facility Available for Lease
- 24-Foot Clear Height & 11 Dock Doors (Grade Level & Dock Height 12' x 14')
- Join major companies such as Cheer Athletics, Channel Commercial, Pratt Industries, Pegasus Food, and Lollicup USA who have all recently begun operations in Rockwall

# Prime Location

Adjacent to Rockwall's Civic Center & Rockwall High School



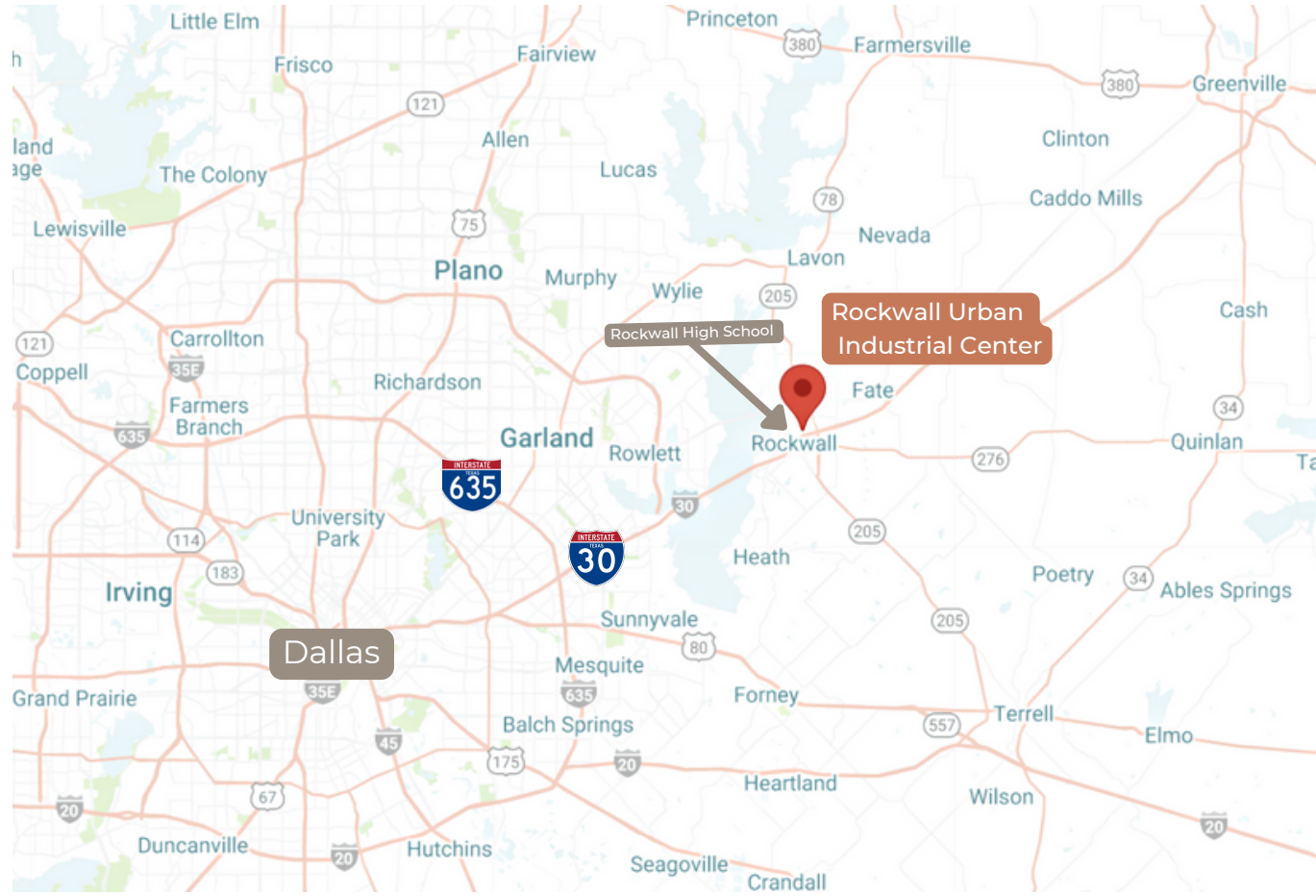
Excellent Ingress/Egress to I-30



20 Minutes from Dallas with the Current Interstate 30 Expansion Soon to Expedite Transit In & Out of Rockwall



Rockwall's Population is Experiencing a Surge of Growth, Projected to Grow 25% by 2027 within a Five-Mile Radius of the Facility.



## Demographics

### 1 Mile

### 3 Miles

Population	6,003	42,200
Households	2,581	14,771
Median HH Income	\$66,459	\$96,663
Median Age	40.30	39.10

