
415 CORNERSTONE BUSINESS PARK

415 S. Nolen Drive, Southlake, TX 76092



INDUSTRIAL PROPERTY

FOR LEASE

415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092



OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$9.95 - 11.75 SF/yr (NNN) |
| Building Size: | 22,380 SF |
| Available SF: | 12,000 - 22,380 SF |
| Lot Size: | 2.753 Acres |
| Year Built: | 2006 |
| Zoning: | I-1 |
| Market: | Dallas/Fort Worth Metroplex |
| Submarket: | Northeast Tarrant County |

PROPERTY OVERVIEW

NNN - Free-standing, Single Tenant Lease Opportunity

Just blocks from Southlake Blvd. and easy access to SH 114 / 121 / 360 and D/FW International Airport.

Industrial Flex Building - Distribution / Light Manufacturing / Warehouse.

This is your new Corporate or Regional location!

PROPERTY HIGHLIGHTS

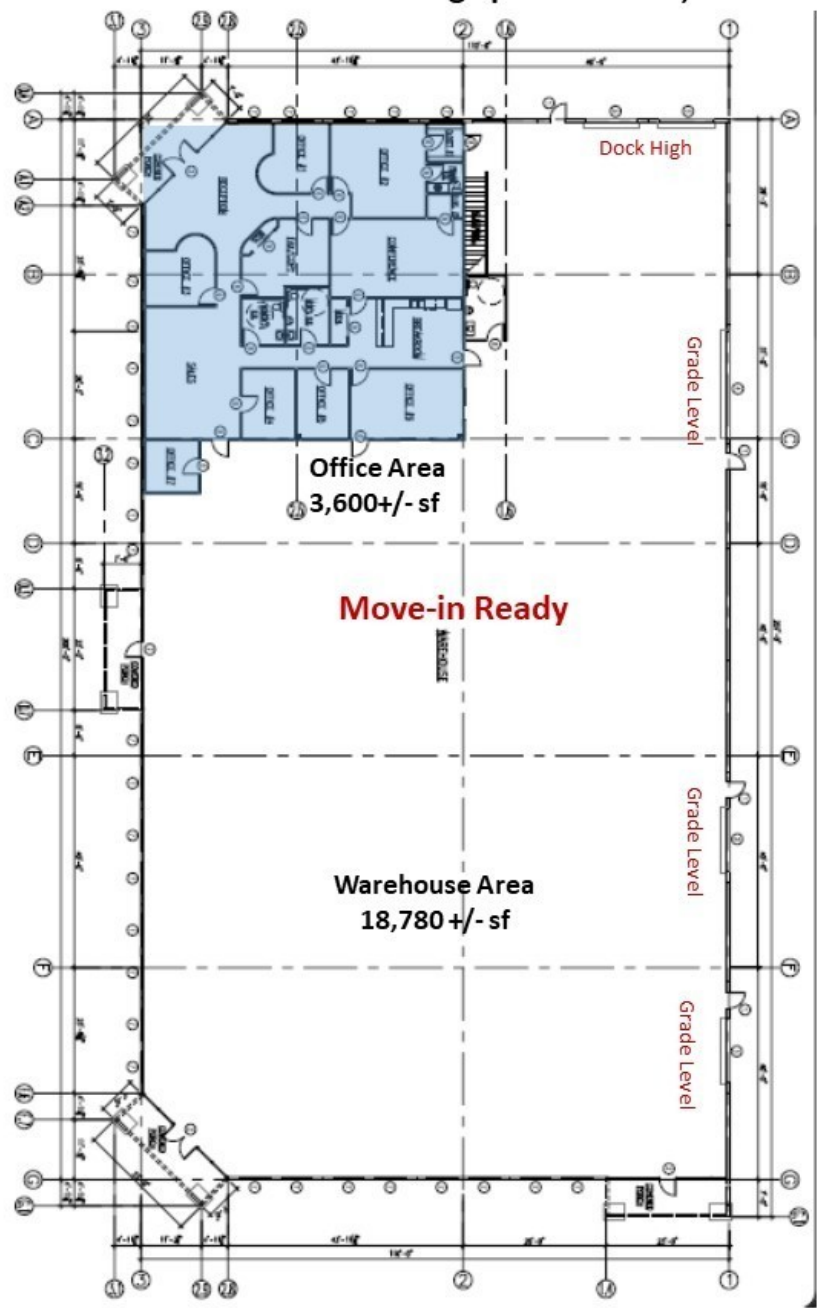
- Move-in ready; 2nd generation
- 3,600+/- sf Corporate Office Space
- 18,780+/- sf Open Warehouse
- Dock high and grade level overhead doors
- Potential to subdivide and multi-tenant with 2 primary building entrances
- Future expansion opportunities if desired

415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092

415 S. Nolen Drive – Building Space Plan 22,380 sf



415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092

415 S. Nolen Drive, Southlake Site Plan



VICINITY MAP
NOT TO SCALE



415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

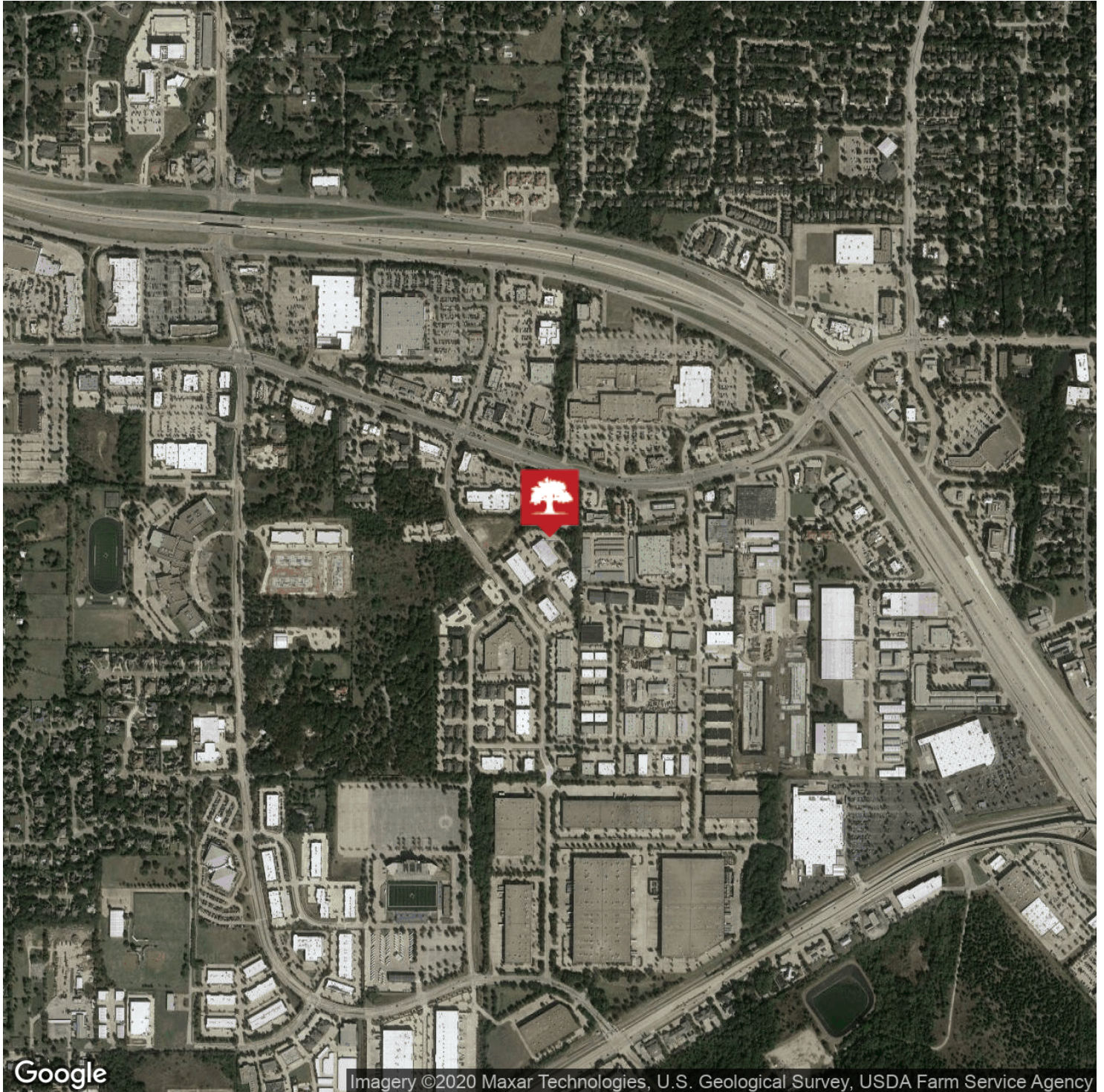
415 S. Nolen Drive, Southlake, TX 76092



415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092



415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092



415 CORNERSTONE BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

415 S. Nolen Drive, Southlake, TX 76092



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,186 | 50,094 | 113,377 |
| Average age | 39.8 | 37.7 | 38.8 |
| Average age (Male) | 38.2 | 37.6 | 38.9 |
| Average age (Female) | 40.4 | 37.7 | 38.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,940 | 18,308 | 40,778 |
| # of persons per HH | 2.7 | 2.7 | 2.8 |
| Average HH income | \$108,810 | \$122,968 | \$135,450 |
| Average house value | \$219,519 | \$265,688 | \$325,479 |

* Demographic data derived from 2010 US Census