



- Highly Visible Location on I-35E
- Heavy Traffic Counts
- Outside City Limits
- Some Yard Available

LONE OAK BUSINESS PARK

# INDUSTRIAL WAREHOUSE

24,000<sup>+/-</sup> SF

13285 I-35 FRONTAGE RD., VALLEY VIEW, TX 76272



**FOR SALE OR LEASE**

SALE PRICE **\$850,000**

**TOTAL # of BUILDINGS - 5**  
**TOTAL BUILDING SF - 24,000 SF**  
**SPACE AVAILABLE FOR LEASE - 13,000 SF**  
- BLDG #1 - 9,000 SF (no office)  
**CLEAR CEILING BLDG #1 - 16'**  
**CLEAR CEILING BLDG #2 - 12'**  
**CLEAR CEILING BLDG #3 - 14'**  
**GRADE LVL DOORS BLDG #1 - 2@12'**  
**GRADE LVL DOORS BLDG #2 - 1@9'**  
**GRADE LVL DOORS BLDG #3 - 2@12'**  
**DOCK WELL - No**  
**LOT SIZE - 2.35 AC**

LEASE RATES:

BLDG 1 - **\$3,500/month**

### PROPERTY DESCRIPTION

Business park on 2.35 acres consisting of 5 warehouse buildings, some with office space.

Located on I-35 Frontage Rd. just off Lone Oak Rd. exit in Valley View.

FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE/BRAD ANDRUS**

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