

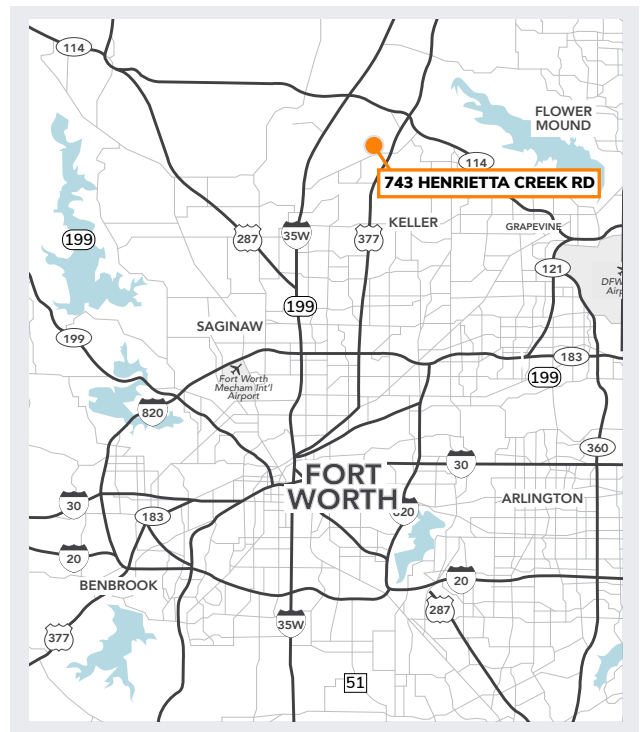
FOR LEASE

743 Henrietta Creek Rd
Roanoke, TX 76262

287,500 SF
(DIVISIBLE)

Property Features

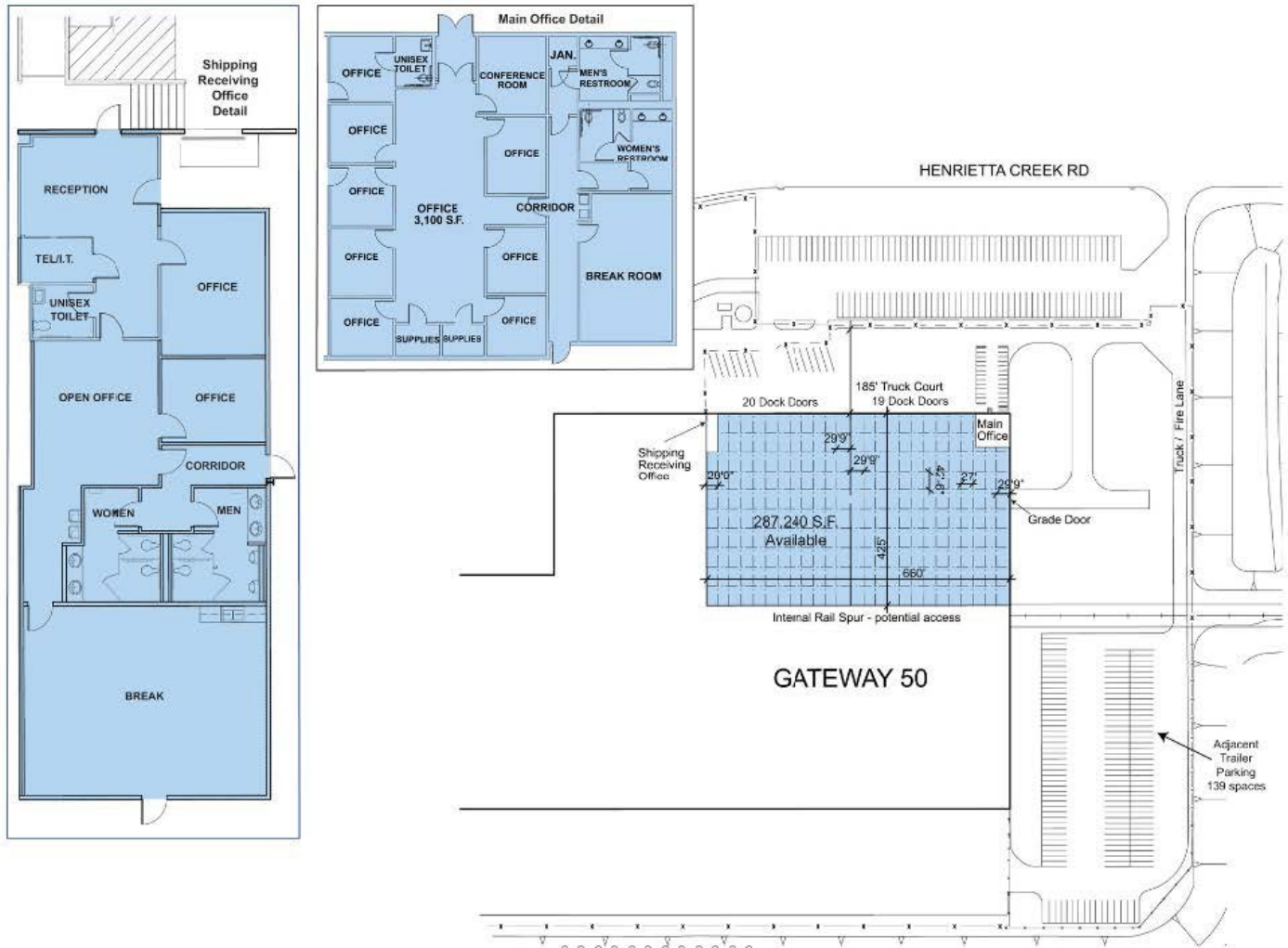
- Located in the sought-after Alliance Gateway Market
- Immediately available bulk distribution facility with heavy power
- Dock high loading with full dock packages (40 total)
- Exceptional access to Alliance Airport, UPS and FedEx hubs as well as BNSF Intermodal
- Major thoroughfare connectivity via I-35W, Highway 114, and Highway 377
- Convenient location for serving the Dallas/Fort Worth metroplex, and broader region
- Expansion potential for auto and truck parking (5 AC)
- Can be retrofitted to accommodate freezer/cooler user



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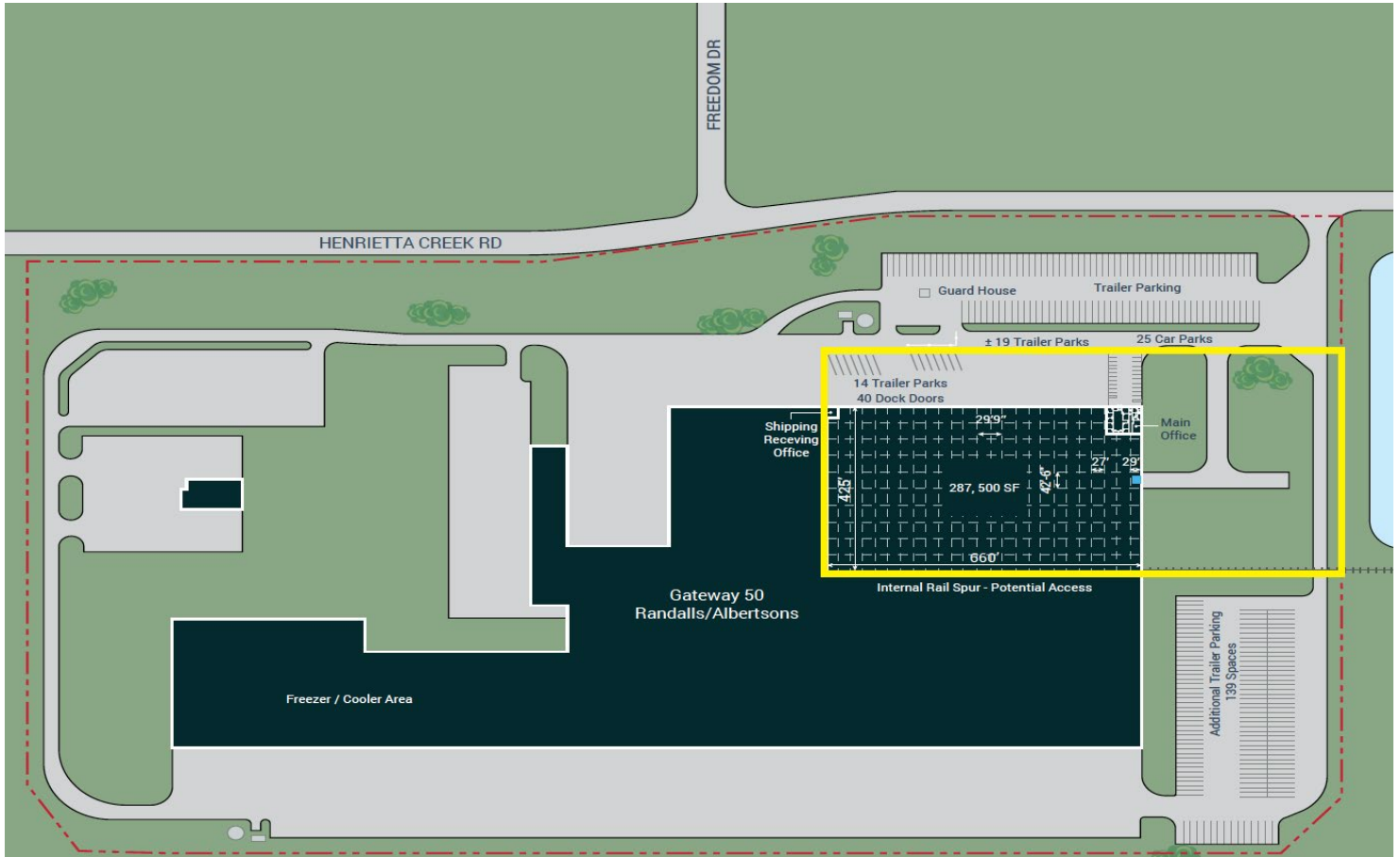


Space Features

- 287,242 SF available with heavy trailer storage (demisable to 143,750 SF)
- 5,200 SF office (two pods: 3,100 SF and 2,100 SF)
- 35' clear height
- 39 dock doors (7'6" w x 9' H) with levelers, lights and shelters
- 29'9" x 42'6" column spacing
- Fully sprinklered
- 185' truck court
- 1,600 amps available
- +/- 5 AC expandable truck parking
- Battery Chargers
- LED Lights in Warehouse

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