

AVAILABLE FOR LEASE

Justin Business Park

17540 Matany Road | Justin, Texas 76247

Next-generation industrial space in the path of North Texas growth.

2,000–6,000 SF

AVAILABLE SPACE

36,000 SF

TOTAL AREA

2024

YEAR BUILT

NEGOTIABLE

LEASE TERM

PROPERTY OVERVIEW

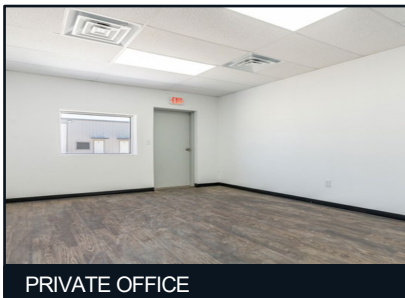
Flexible warehouse space, positioned for growth.

Justin Business Park offers grade-level loading with oversized roll-up doors, 18" clear height, lighting, durable 6-inch concrete floors, and air-conditioned private office suites. Suites can accommodate a range of industrial, service, and flex users seeking a recently built facility near the Alliance growth corridor.

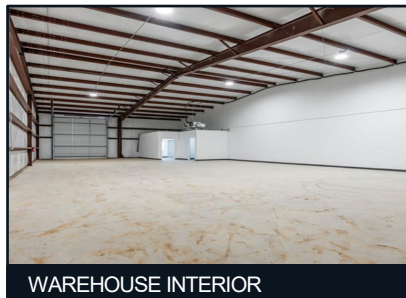
PROPERTY HIGHLIGHTS

- **MODERN INDUSTRIAL WAREHOUSE**
Oversized doors, modern private offices, lighting, and 6-inch concrete floors.
- **STRATEGIC NORTH TEXAS LOCATION**
Near TX-114, I-35W, Texas Motor Speedway, Alliance Airport, and the BNSF Alliance Rail Yard.
- **FLEXIBLE SUITE SIZES**
Available configurations from 2,000 to 6,000 square feet.
- **ESTABLISHED INDUSTRIAL CORRIDOR**
Located near the Alliance growth corridor and major logistics, distribution, and advanced manufacturing operations.

SPACE FEATURES



PRIVATE OFFICE

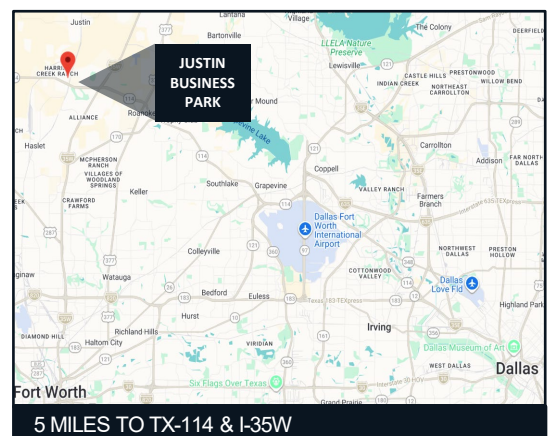


WAREHOUSE INTERIOR

PROPERTY DETAILS

PROPERTY TYPE	Industrial
SUBTYPE	Warehouse
RENTAL RATE	Upon Request
LOADING	Grade-Level
OFFICE	Air-Conditioned
CONSTRUCTION	Recently Built

LOCATION

**Shane Clark**

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LEASING INFORMATION

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