

2525 E. State Highway 121
Lewisville, Texas 75056

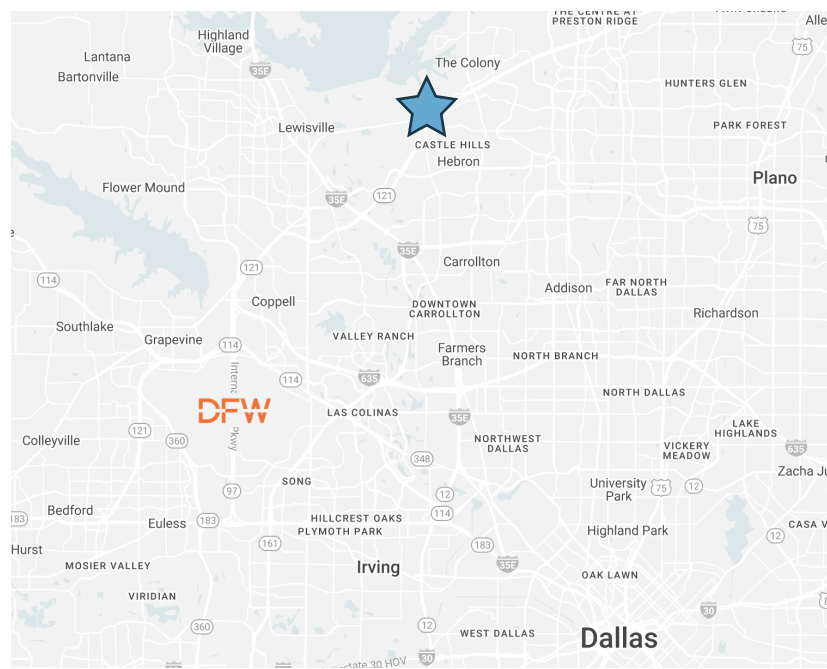
SUITE 100B



223,062 SF AVAILABLE FOR LEASE
100% HVAC Space

BUILDING SPECIFICATIONS

- 223,062 SF Available
- Two Office Pods:
 - NW Corner: Appx. 3,243 SF
 - NE Corner: Appx. 1,000 SF
- 100% Air Conditioned Warehouse (New units in 2025)
- 30' Clear Height
- 440' Deep Cross-Dock Loading
- Sixty-Eight (68) Dock High Doors
- One (1) 18' x 20' Ramped Door
- 1,200 amps @ 480V-3Phase Power
- 50' x 52' Typical Column Spacing with 60' Speed Bays



BUILDING FEATURES

- Immediate Access to Highway 121 / Sam Rayburn
- 6 Miles to the North Dallas Tollway
- 7 Miles to IH-35
- 15 Miles to DFW Airport

STREAM

BOB HAGEWOOD

214.267.0471

bhagewood@streamrealty.com

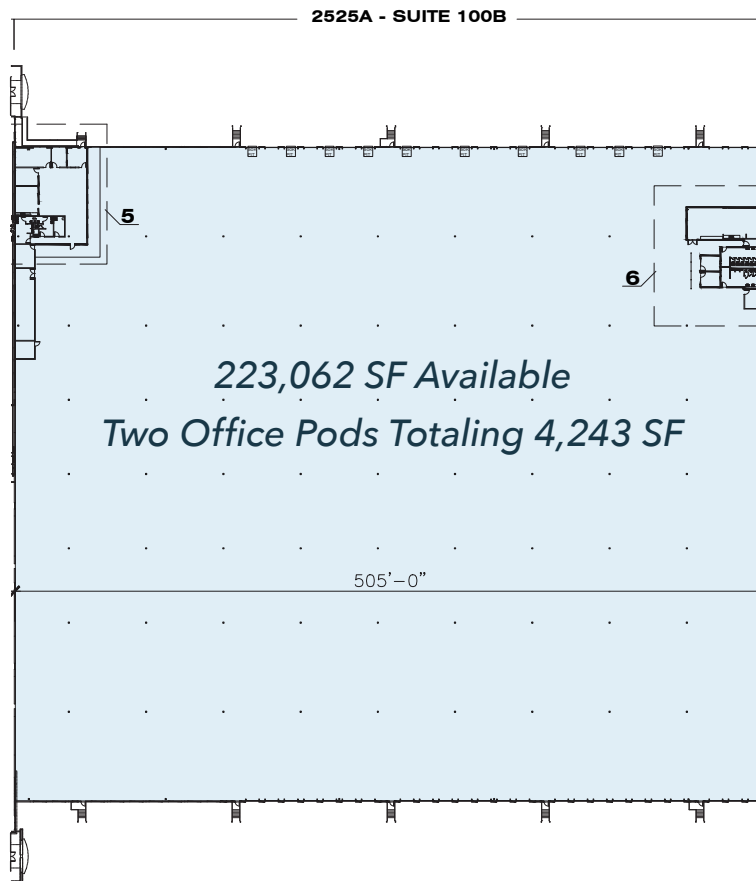
MAC HALL

214.560.2371

mac.hall@streamrealty.com

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