

# Bennett 35

421 BENNETT LANE | LEWISVILLE, TX 75057



**98,800 SF Available for Sale or Lease**

**MAC HALL**  
214.560.2371  
mac.hall@streamrealty.com

**BOB HAGEWOOD**  
214.632.8610  
bhagewood@streamrealty.com

Owned & Developed by:

**LOVETT**  
INDUSTRIAL

Leased by:

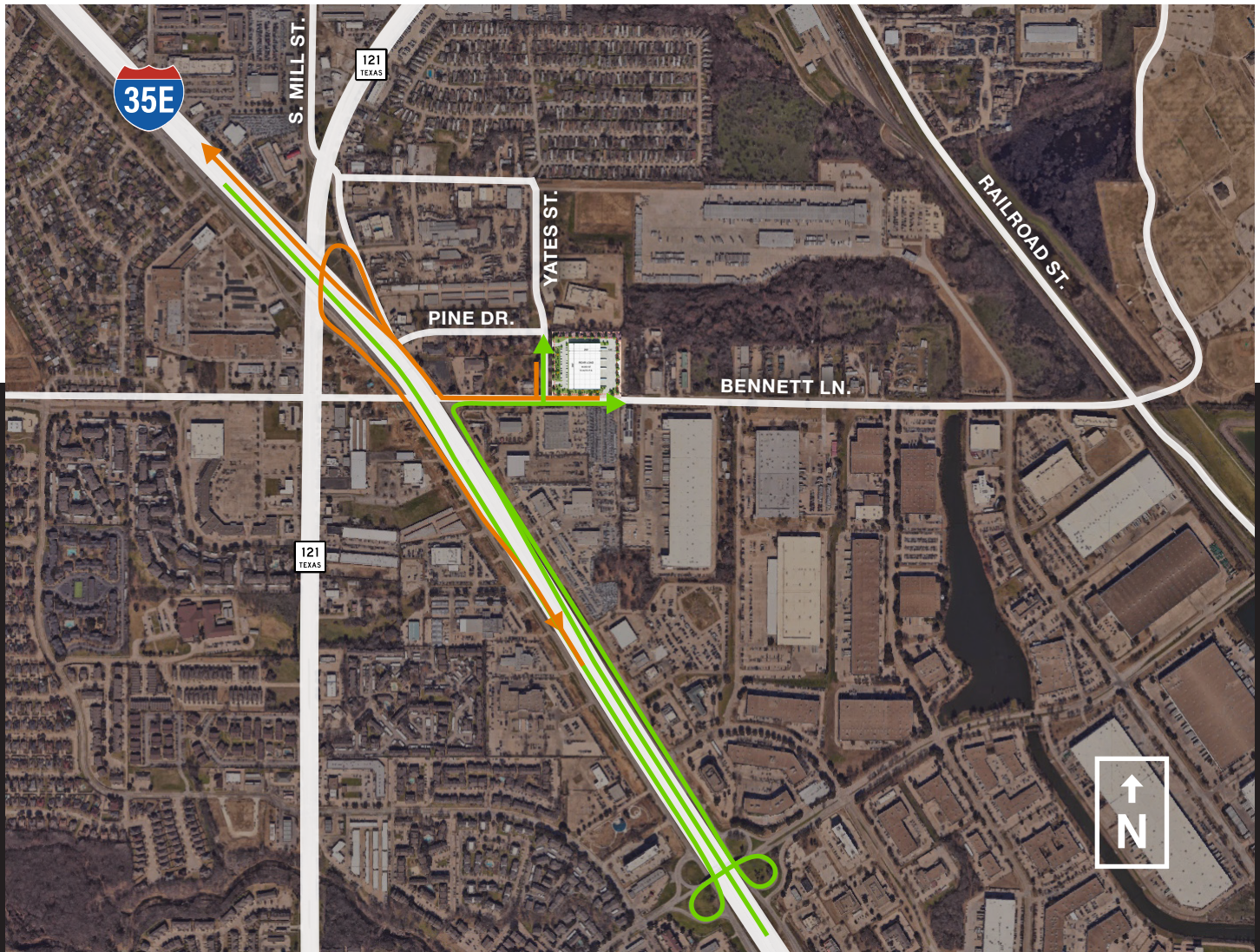
**STREAM**

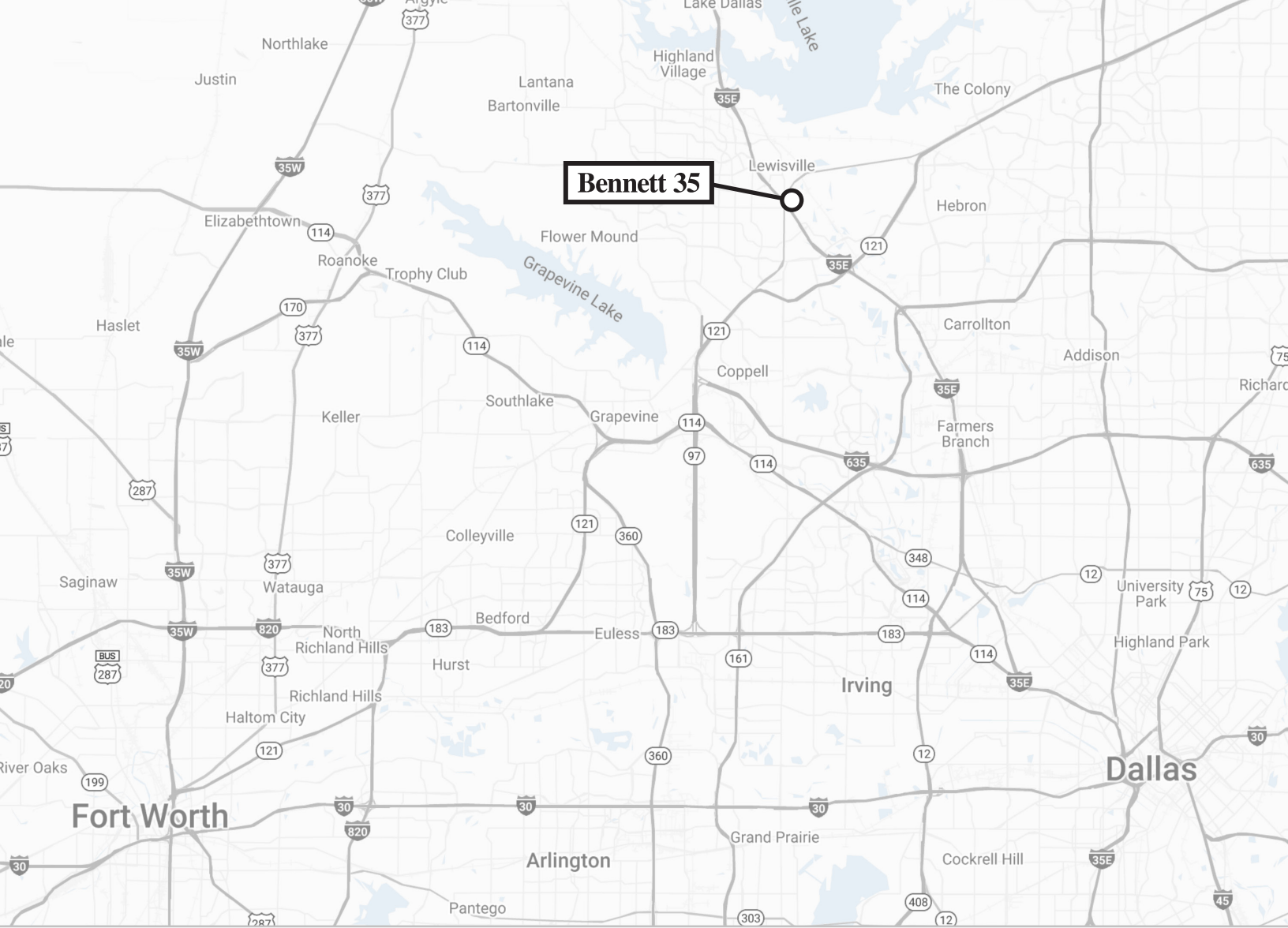
# Site Layout



# Building Details

<b>TOTAL SF</b>	98,800 SF
<b>OFFICE SF</b>	Build-to-Suit
<b>BUILDING DEPTH</b>	260'
<b>TYP. COLUMN SPACING</b>	52' x 50'
<b>CLEAR HEIGHT</b>	32'
<b>STAGING BAY</b>	60'
<b>TRUCK COURT DEPTH</b>	135'
<b>LOADING</b>	20 (9' x 10') Dock-High Doors, 2 (12' x 14') Ramped Doors
<b>SPRINKLERS</b>	ESFR
<b>AUTO PARKING</b>	77
<b>COMMENTS</b>	Ability to fully secure and fence truck court





## Location Highlights



IMMEDIATE ACCESS  
TO INTERSTATE 35E

**0.8 miles**

TO HIGHWAY 121

**8.8 miles**

TO DFW AIRPORT

**11.1 miles**

TO HIGHWAY 635

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