



COMMERCIAL FLEX SPACE
FOR SALE

410 E. Church St.

LEWISVILLE, TX



WAYNE MANAGEMENT LLC

INVESTMENT SUMMARY



Completely renovated, brand new high end interior & exterior finishes

Lot Size: 0.42 AC

Building Size: 11,200 SF

Parking Spaces: 24

Zoned: Light Industrial

Flexible Space Throughout:

- Office Space: 4,240 SF
- Dry Storage Warehouse or Showroom: 1,620 SF
- 21' Clear Height Warehouse: 5,340 SF



Positioned just three blocks from the courthouse in the heart of Old Town Lewisville's historic district, this fully renovated industrial-office property offers a rare combination of high-end finishes, modern infrastructure, and walkable amenities.

KEY FEATURES



- Spacious Glass Facade
- Open and Flexible Layout
- Modern Minimalist Design
- Stunning 2 Story Front Entryway
- Enhanced Lighting
- Energy-Efficient Design
- Strategic Signage Opportunity from Street View
- Prime Location Old Town Lewisville

PROPERTY HIGHLIGHTS



- Brand new concrete mezzanine
- Full I-beam and steel construction



- New Daikin HVAC RTUs totaling 30 tons
- New plumbing and electrical throughout

PROPERTY HIGHLIGHTS



- New plumbing includes 4 bathrooms, 2 on each floor
- New electrical service, 3 new panels & expansion capacity with 480 V upgrade available
 - 600 Amp 120/240V 3-Phase 4-Wire High-Leg Delta Power



1ST FLOOR PLAN

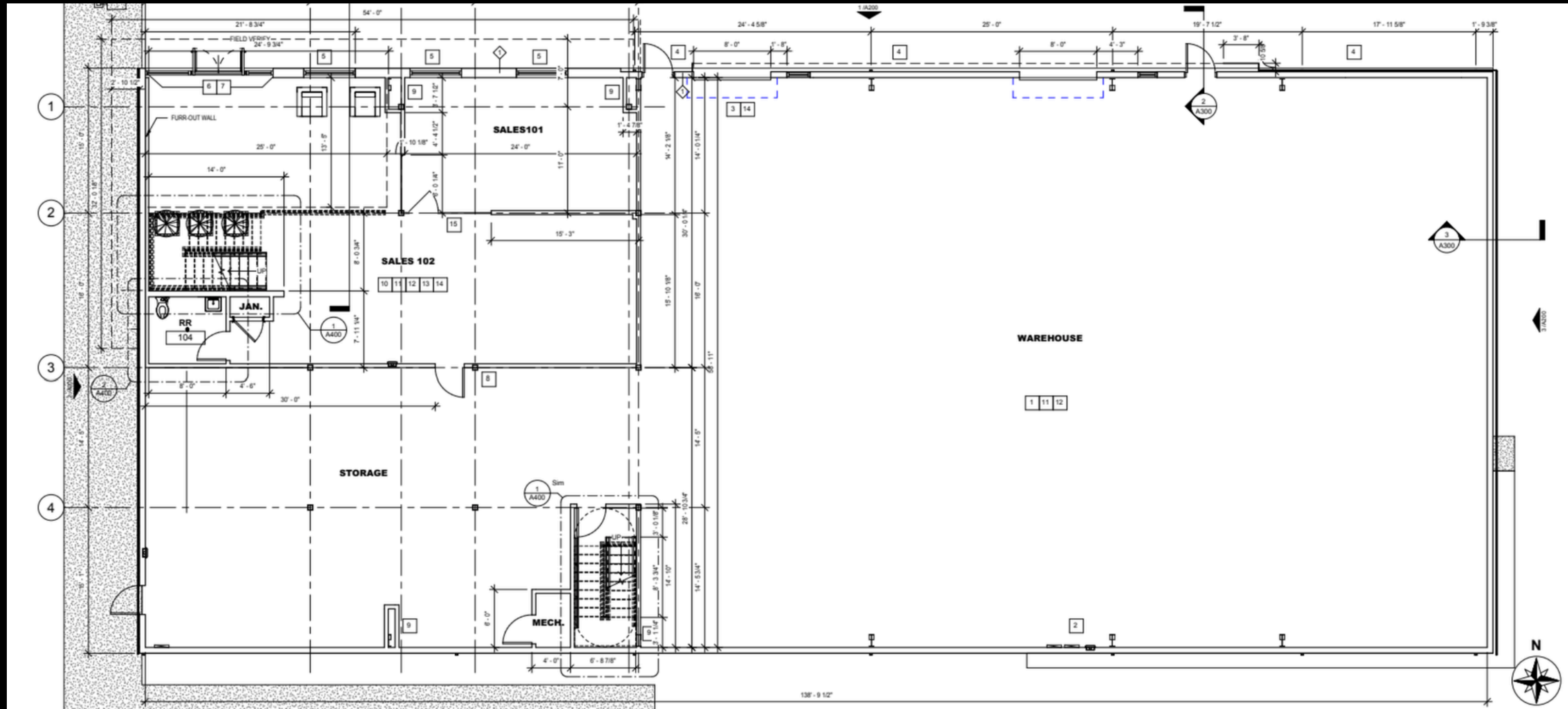


Office space includes 3160 sqft:

- Spacious & open 2 story entry, conference room, dry warehouse storage, two restrooms

Warehouse space includes 5340 sqft:

- 22' clear height, HVAC optional



1ST FLOOR PLAN

8500 total sqft



3160 sqft office/flex + 5340 sqft warehouse

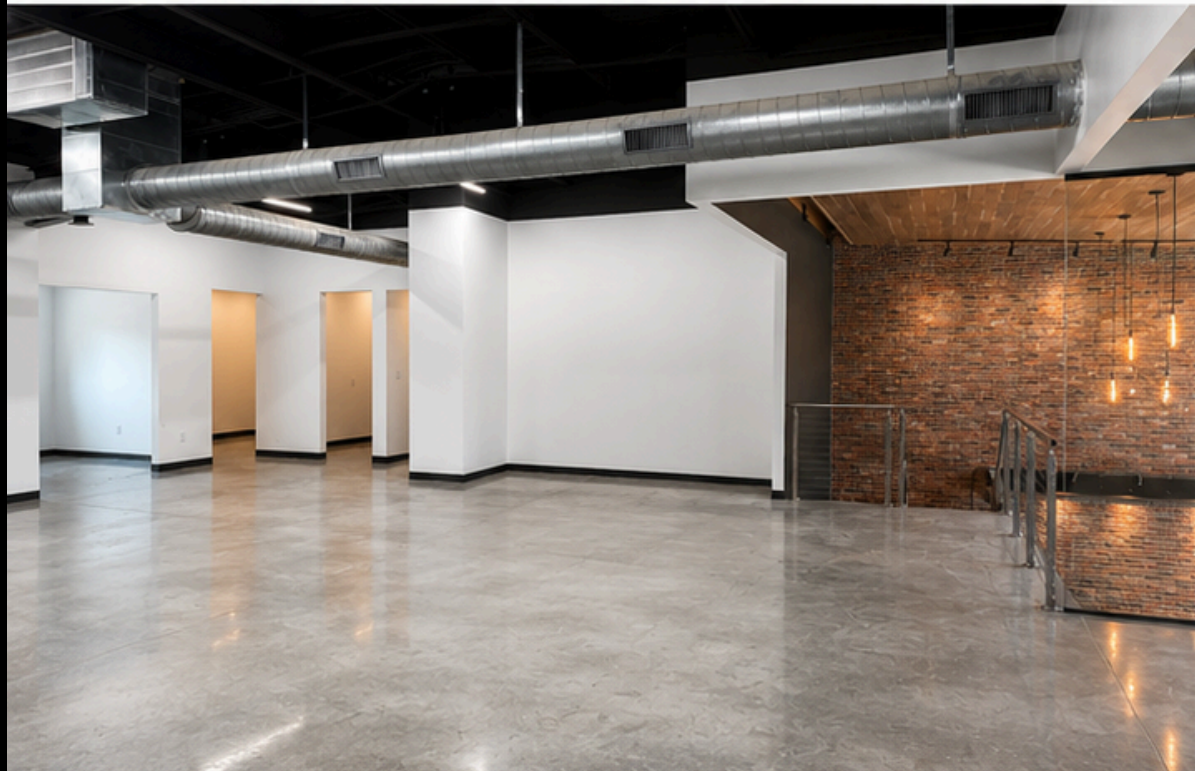


2ND FLOOR PLAN

2700 sqft

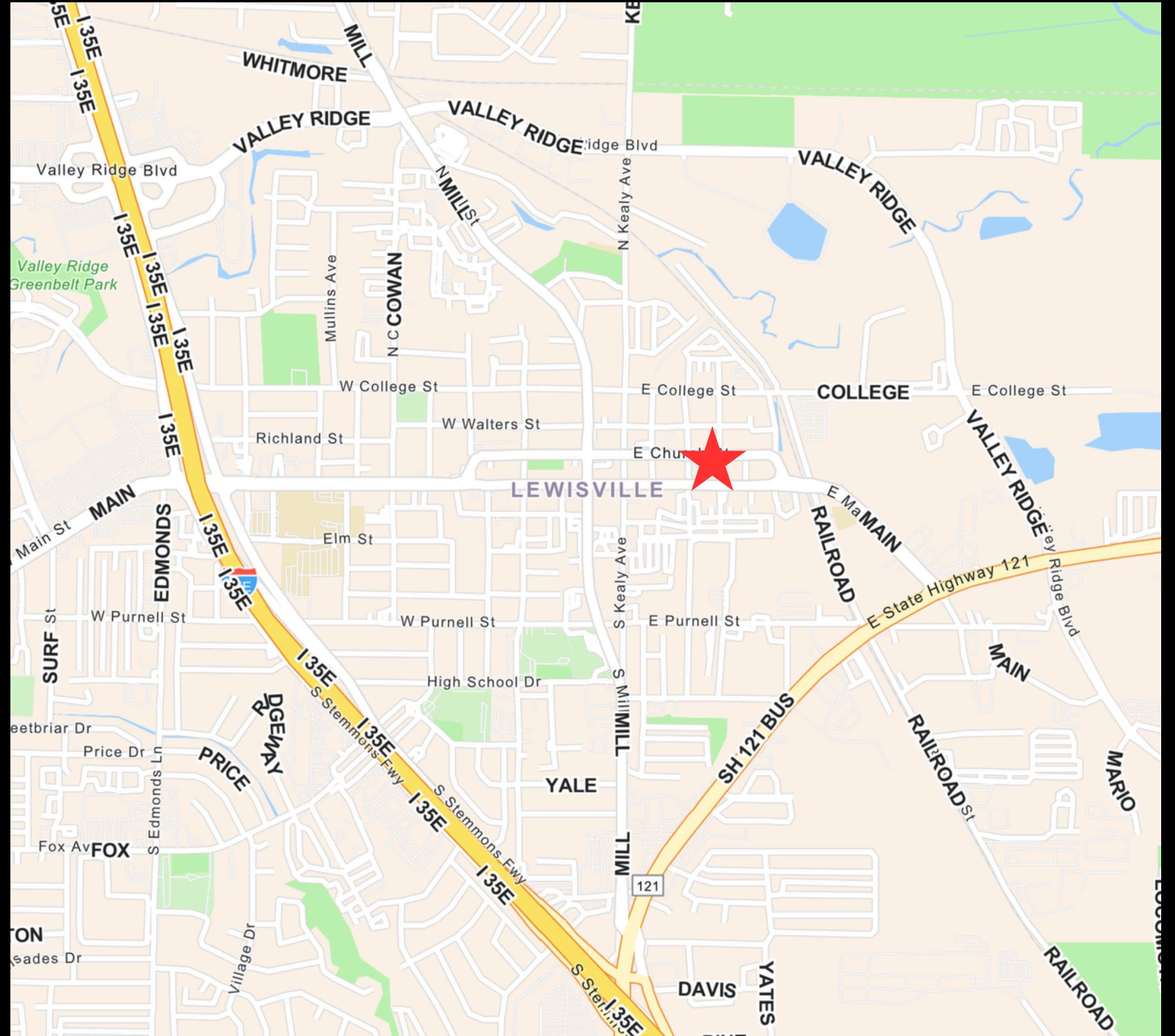
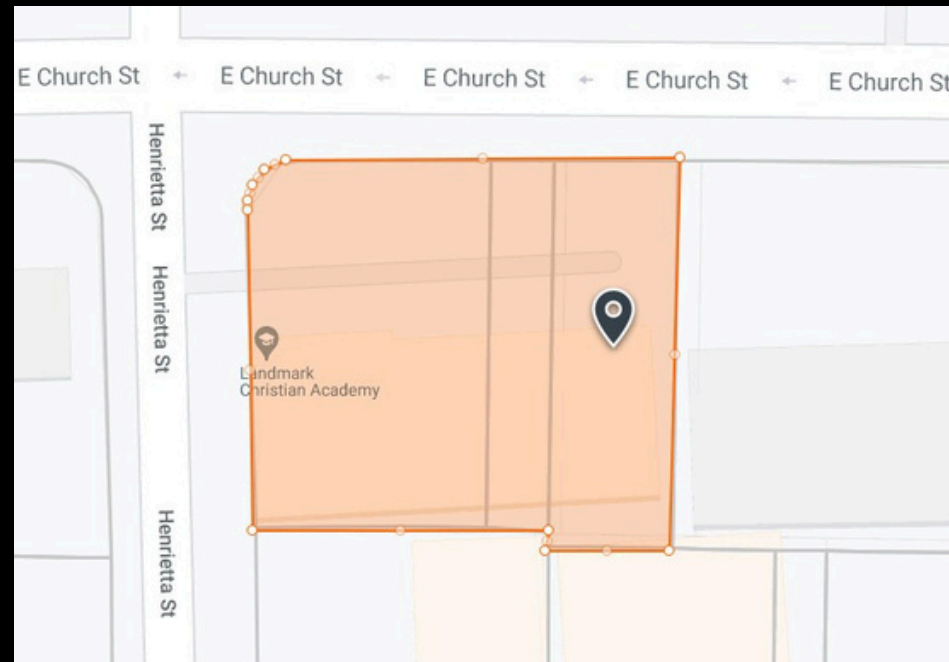
Includes:

- Two restrooms
- Breakroom with custom cabinetry
- Conference room
- Data Room
- Open office space with natural light



Location Highlights

- Located in the heart of historic Old Town Lewisville
- Walking distance to restaurants, retail, and entertainment
- Immediate access to I-35 & SH 121



TREVOR HUNT

972.533.3087

thunt@huntconstruction.net

*Owner, Designer, &
Commercial Builder*

*Local business owner and investor.
Passionate about modern commercial
construction, design, and investment
management.*



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