

INDUSTRIAL FOR LEASE

3902 INDUSTRIAL, SUITE A

3902 Industrial, Rowlett, TX 75088



OFFERING SUMMARY

AVAILABLE SF:	5,300 SF
LEASE RATE:	\$9.00 - 10.00 SF/yr (NNN)
LOT SIZE:	0 Acres
BUILDING SIZE:	7,100 SF
MARKET:	Rowlett

PROPERTY OVERVIEW

The lease structure is Industrial NNN. The lease rate will be competitive for the market. The economic terms are subject to a number of factors including length of lease term, tenant use, tenant creditworthiness, etc.

PROPERTY HIGHLIGHTS

- 5,300 square feet
- Approximately 1,500 sf of office space with three private offices, one large administrative office, large open workstation area, and a large kitchen / break room with brand new flooring.
- Approximately 3,800 sf of air conditioned warehouse area with three, 10' x 10' roll up doors.
- Mezzanine storage area accessible from the warehouse (storage area not included in the square footage)
- The space has been freshly painted (office area only), cleaned, and ready for move-in.
- Monument signage available

KW COMMERCIAL
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501 W. President Bush Hwy
Richardson, TX 75080

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Managing Director
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TX #0313043

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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