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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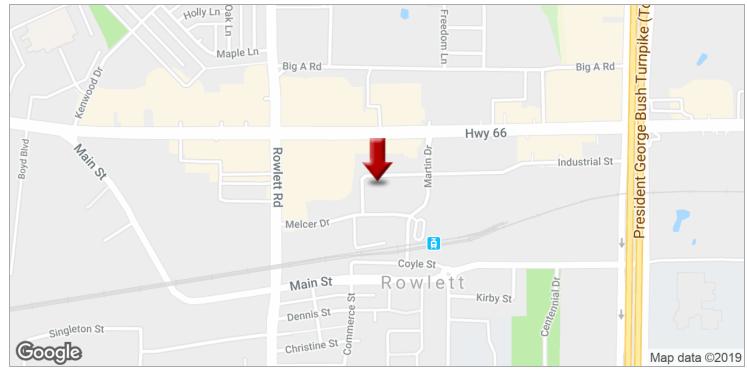
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