

FOR LEASE INDUSTRIAL PROPERTY

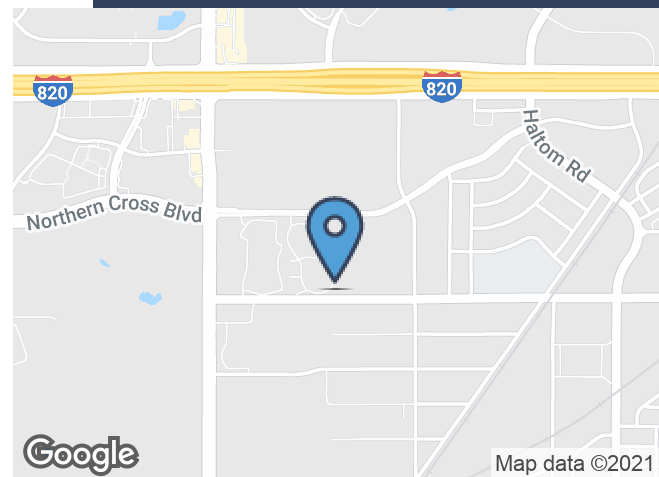
4201 GLENVIEW DRIVE, HALTOM CITY, TX 76117



PROPERTY HIGHLIGHTS

- ±2,000 - 12,000 SF Available Space
- 6 Grade Level Overhead Doors
- Shell / Turn-Key Options Available
- Industrial / Flex Space
- Delivery 03 2022
- Zoning M2 - Industrial
- Located on Glenview Road and N. Beach St
- Industrial / Flex Space

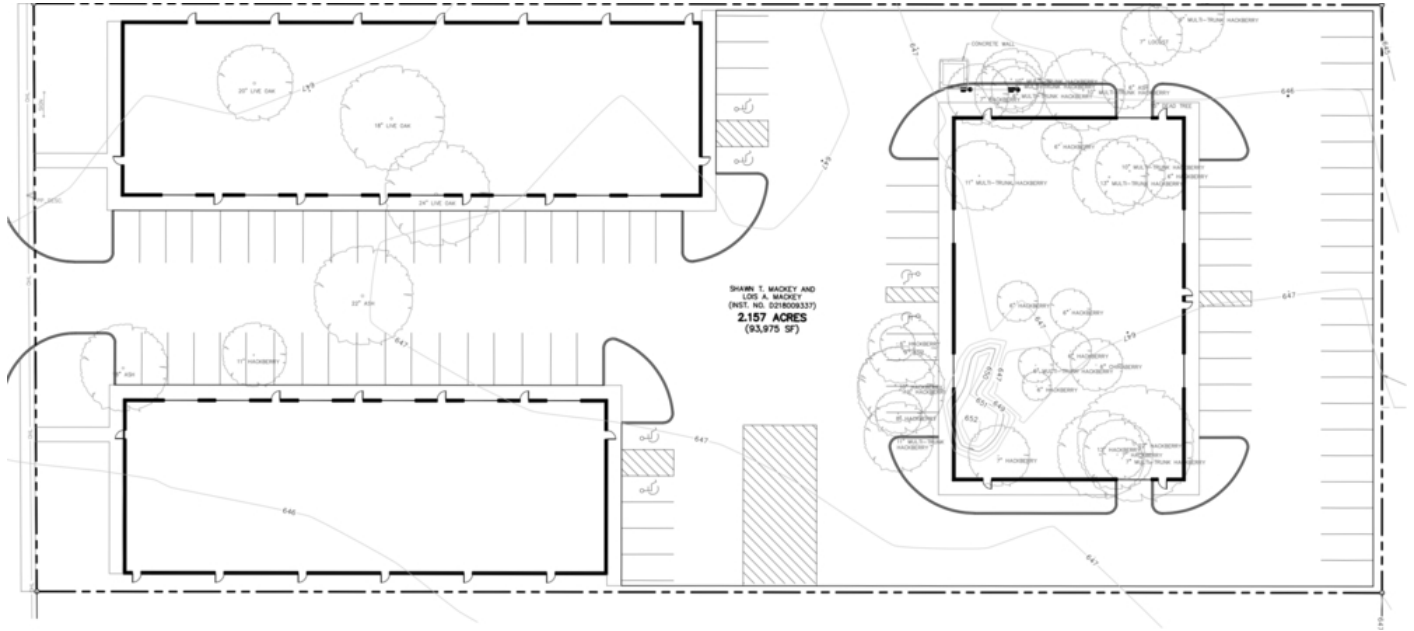
LEASE RATE \$10.00 SF/YR | NNN



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 12,000 SF	Lease Rate:	\$10.00 SF/yr

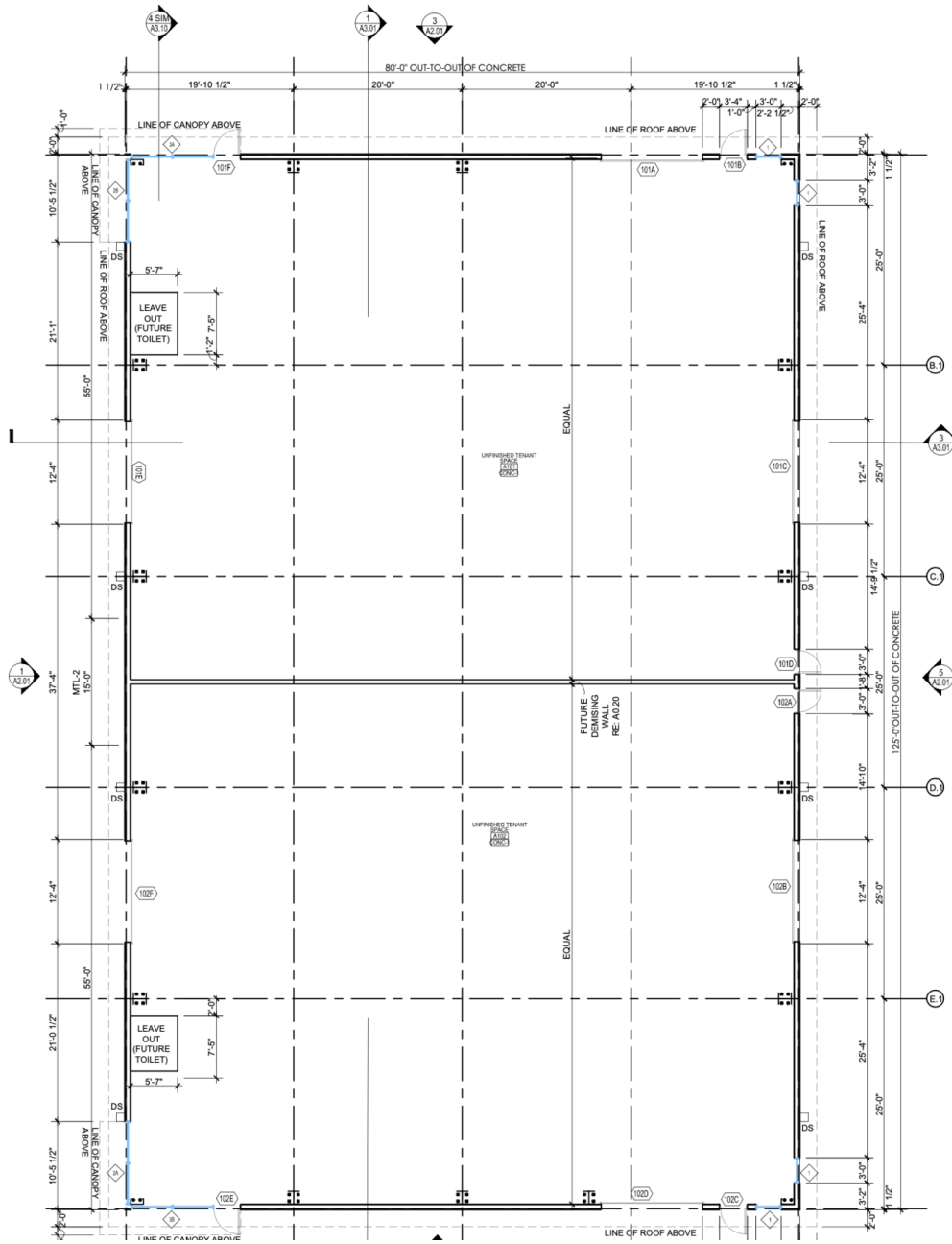
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	Available	5,000 - 10,000 SF	NNN	\$10.00 SF/yr	Can be demised into 5000 SF Spaces Build to Suit Option
Building 2	Available	2,000 - 12,000 SF	NNN	Negotiable	Can be demised into 2,000 + SF Spaces
Building 3	Available	2,000 - 10,000 SF	NNN	Negotiable	Can be demised into (5) 2,000 + SF spaces

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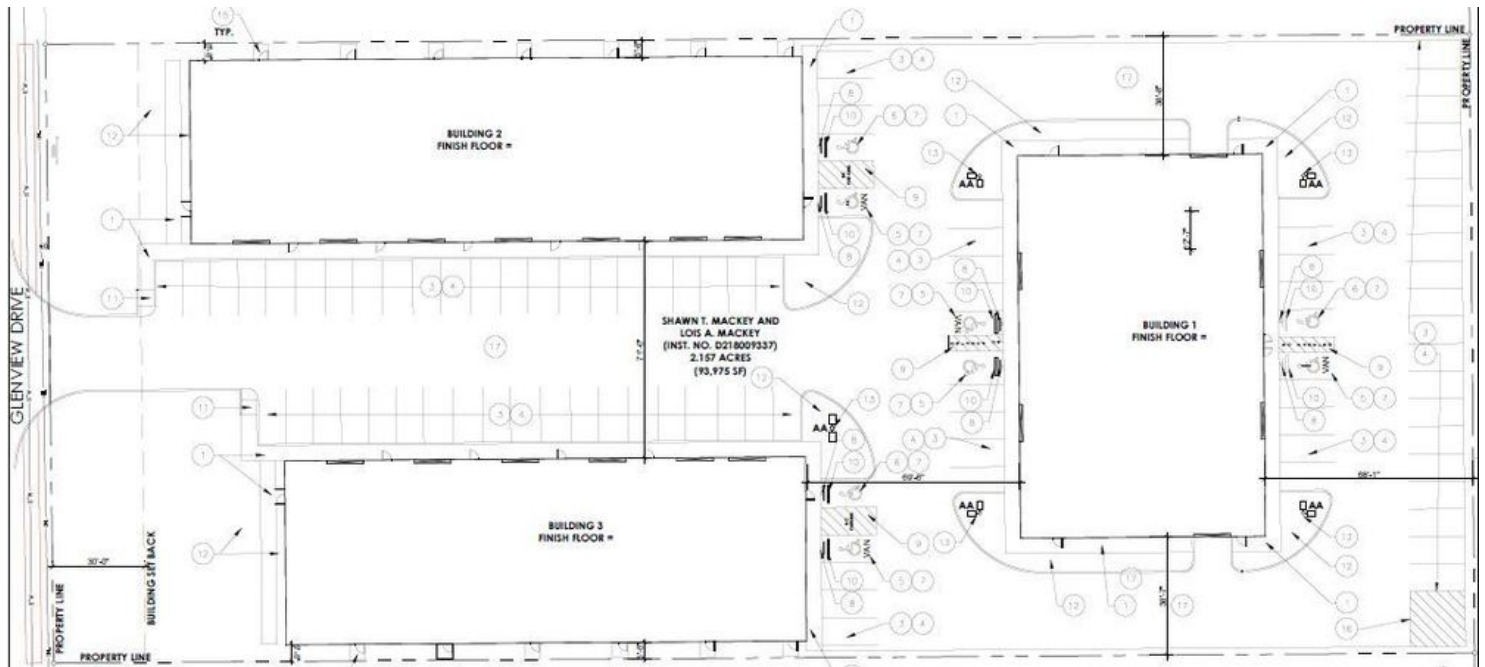
PRELIMINARY - FLOOR PLAN - BUILDING 1



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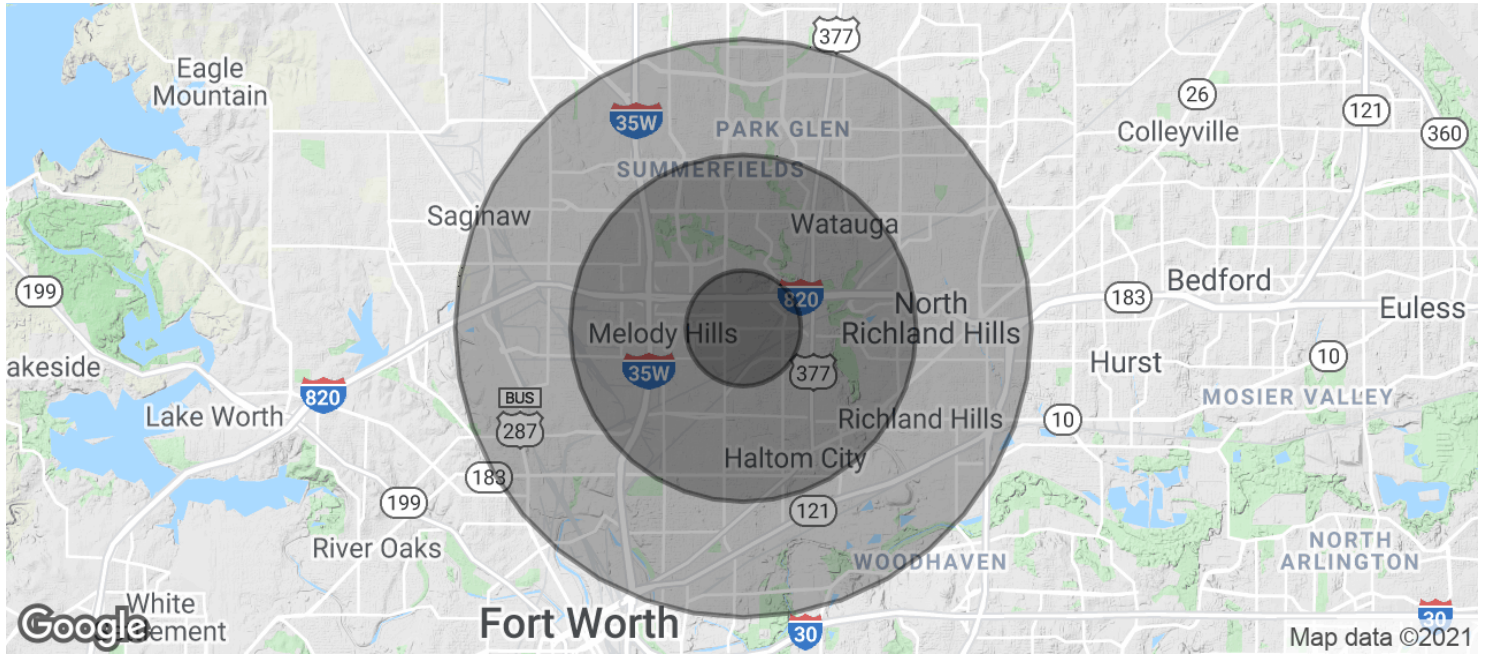
SITE PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,618	87,545	230,975
Average age	32.4	32.7	33.2
Average age (Male)	32.1	31.2	32.0
Average age (Female)	31.6	33.7	34.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,001	32,350	79,790
# of persons per HH	2.5	2.7	2.9
Average HH income	\$55,627	\$62,350	\$65,697
Average house value	\$98,669	\$121,851	\$135,402