

# Build-to-Suit / Industrial Buildings for Sale



## **114 Industrial Park in Rhome, TX** **(2) 33,500 Office/Warehouses for Sale / Build-to-Suit**



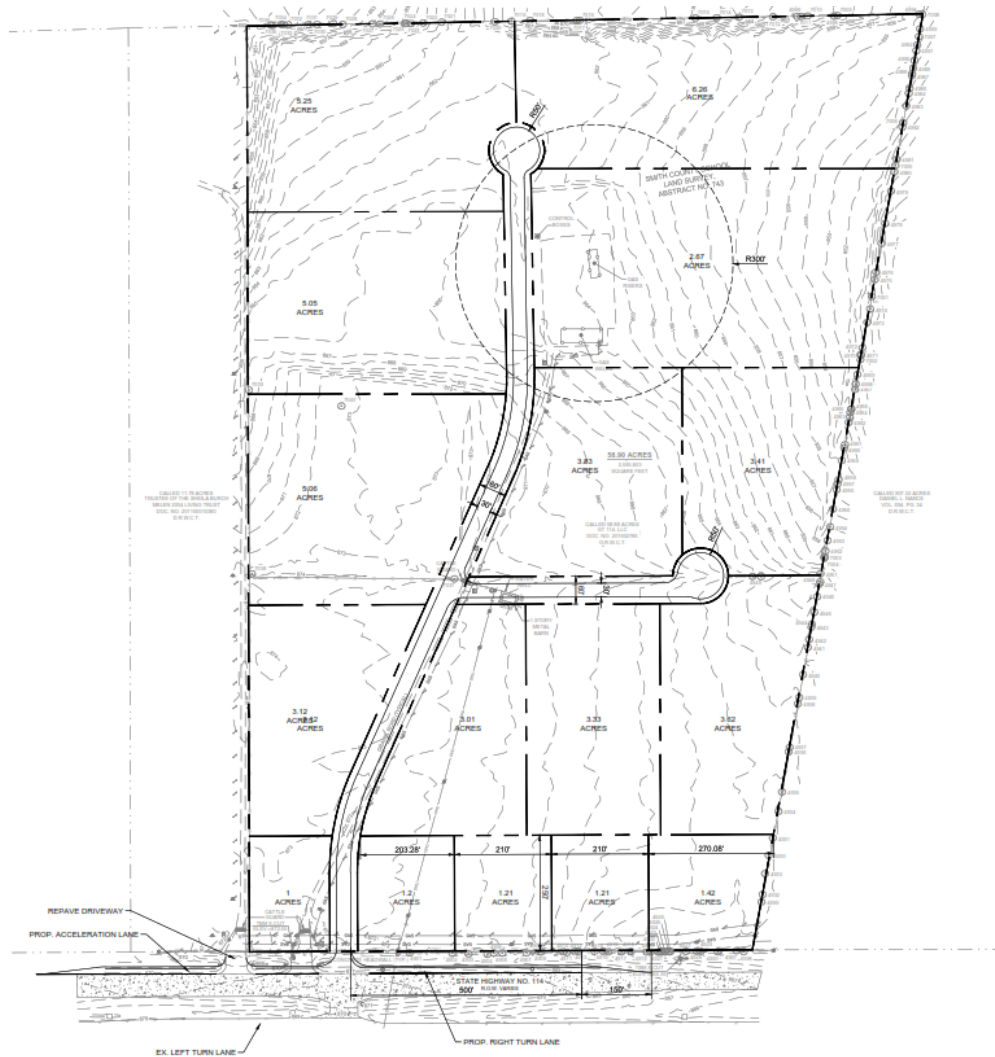
- 4,600 SF Office
- (2) Dock High Doors
- (4) Grade Level Doors
- Great Building Signage
- 25' Column Spacing
- First Qtr 2022
- 30' Clear Height
- Easy Access to/from Highway 114
- NO ZONING RESTRICTIONS
- Utilities: Well Water and Private Septic
- Traffic Counts: +/- 16,000 VPD

# Building Photos as of January 21, 2022





# Site Plan



## AREA HIGHLIGHTS

- Located in one of the fastest growing commercial and residential markets in the DFW Metroplex.
- 20 Minutes to Alliance Texas— a 26,000-acre Hillwood mast-planned development including 850,000 SF of existing retail, global logistics hub, 2,000,000 SF of Class A office space and over 10,000 single-family homes.
- Easy access to Interstate 35W, Highway 287 and Highway 114.