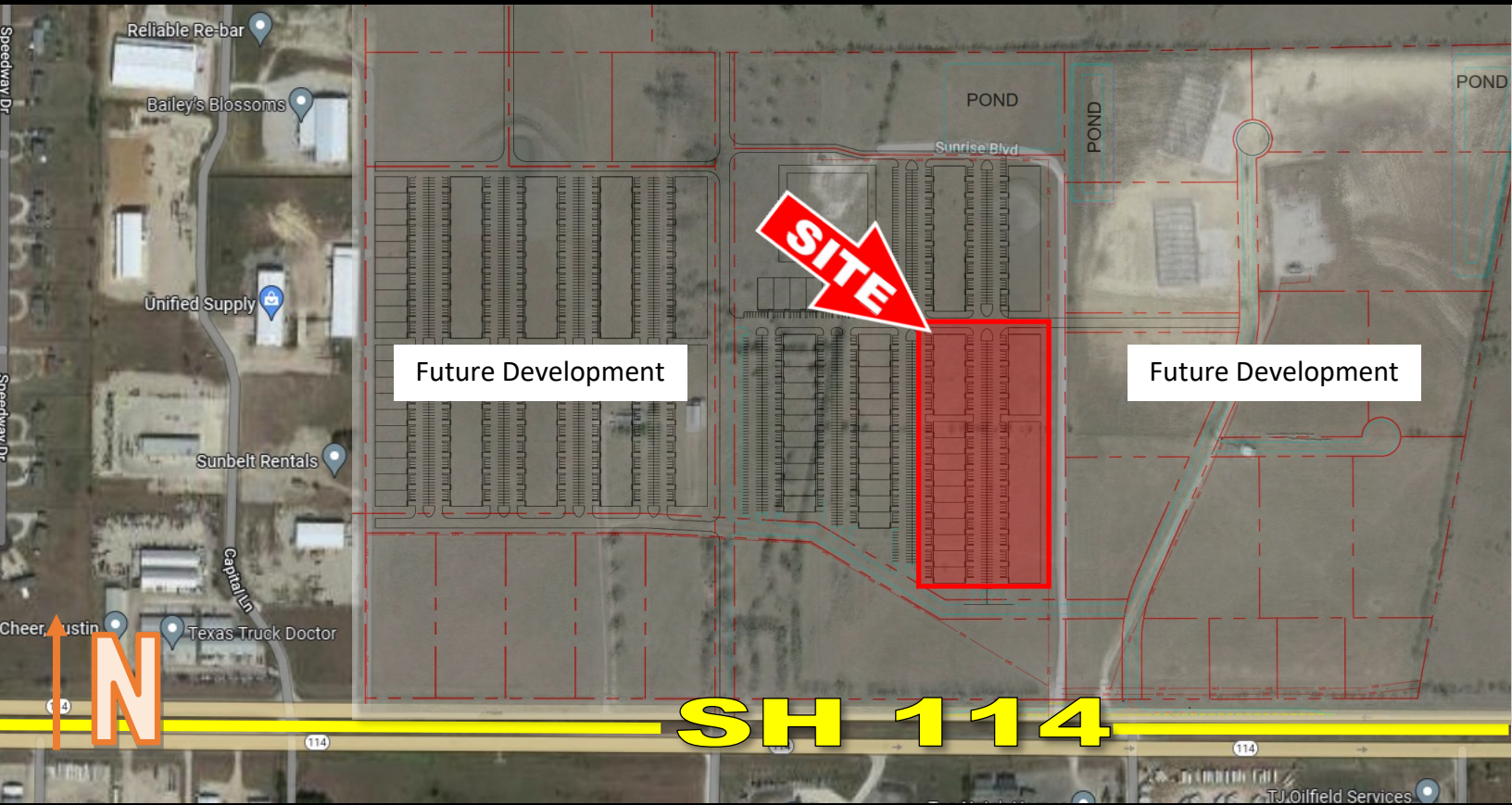


Shallow Bay Industrial Warehouses in Rhome, TX FOR LEASE

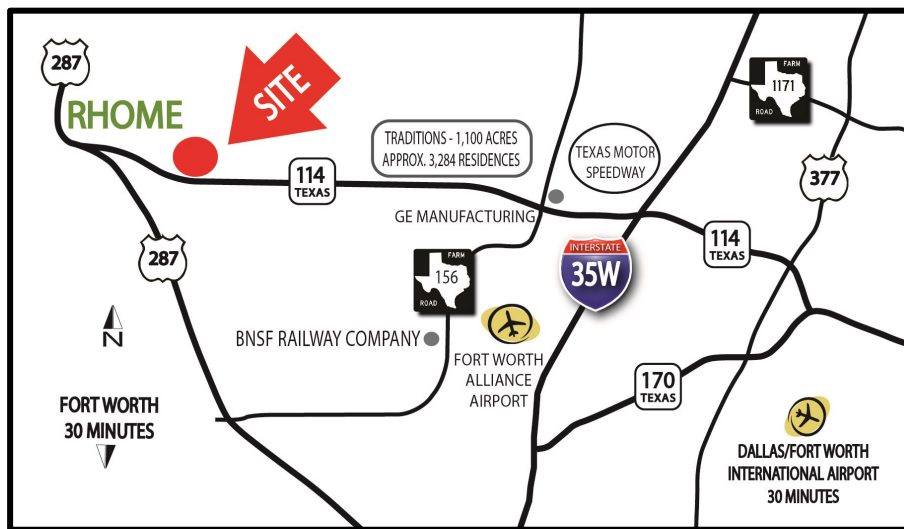
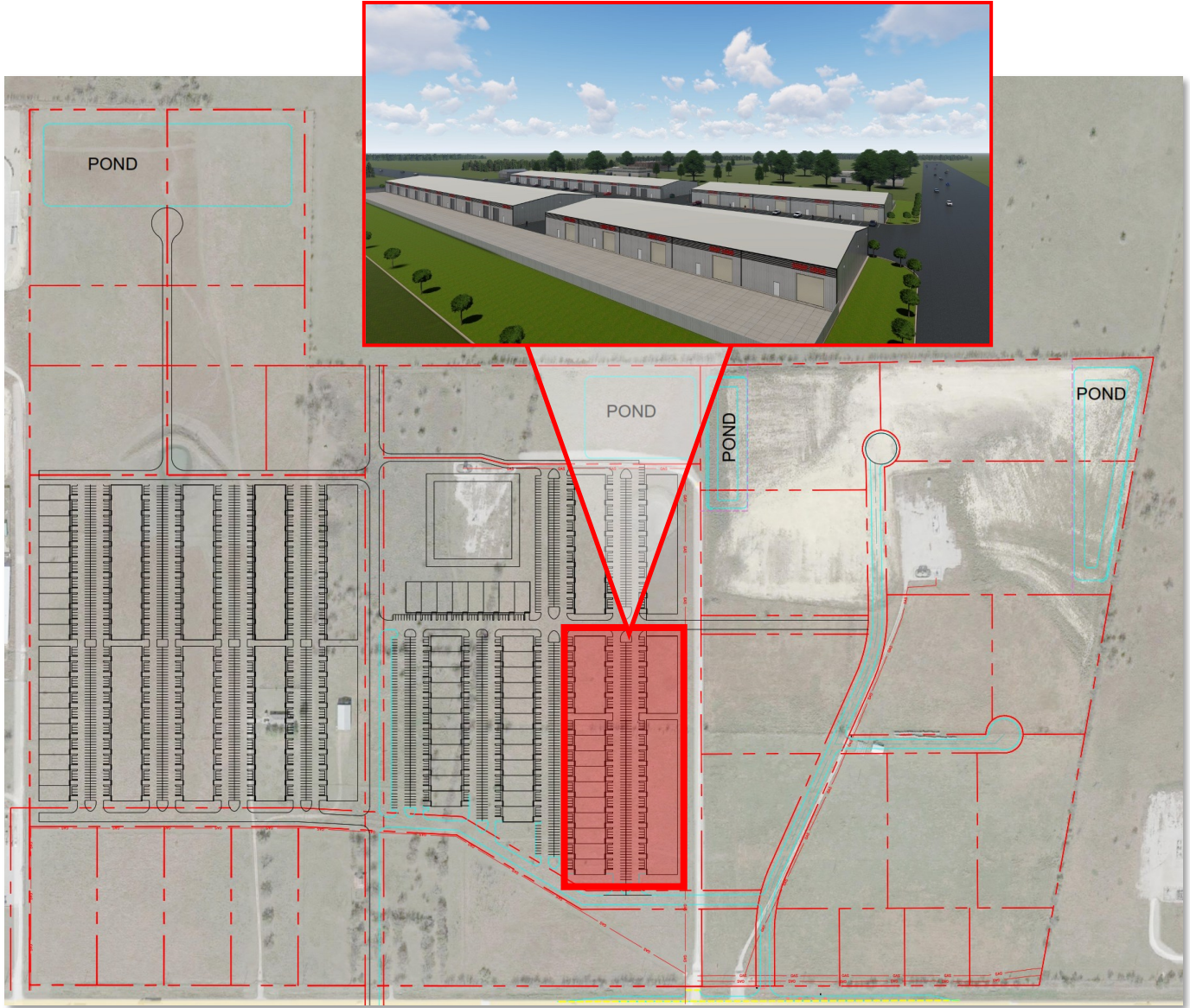


Property Highlights

- 10,000 SF Minimum
- (2) 50,000 SF Buildings
- (2) 25,000 SF Buildings
- 20' Clear Height (26' Middle)
- 14' Grade Level Doors
- No Interior Building Columns
- 100 Foot Depth
- Easy Access to HWY 114, 35W & HWY 287
- Designated Reserved Parking
- Yard Space Included
- Finish Out Allowance Available
- Building Signage Available

Building Photos as of July 26, 2022





AREA HIGHLIGHTS

- Located in one of the Fastest Growing Commercial and Residential Markets in the DFW Metroplex.
- 20 Minutes to Alliance Texas — an 18,000 Acre Hillwood 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.