

11647 ARMETCO DRIVE

Justin, Texas 76247

FOR LEASE

3,750 - 33,485 SF Available
1 - 6 Acres Available

*Lease Individually
or in Combination*



Property Highlights

- 6 Buildings with over 33,000 SF Available
- From 3,750 to 33,485 SF Available
- Finished Office & Dedicated Yard Space
- 3 Stand-Alone Parcels from 1-6 Acres Available
- Proximity to TX-114/I-35 Interchange, Alliance Airport, BNSF Alliance Rail Yard, Texas Motor Speedway



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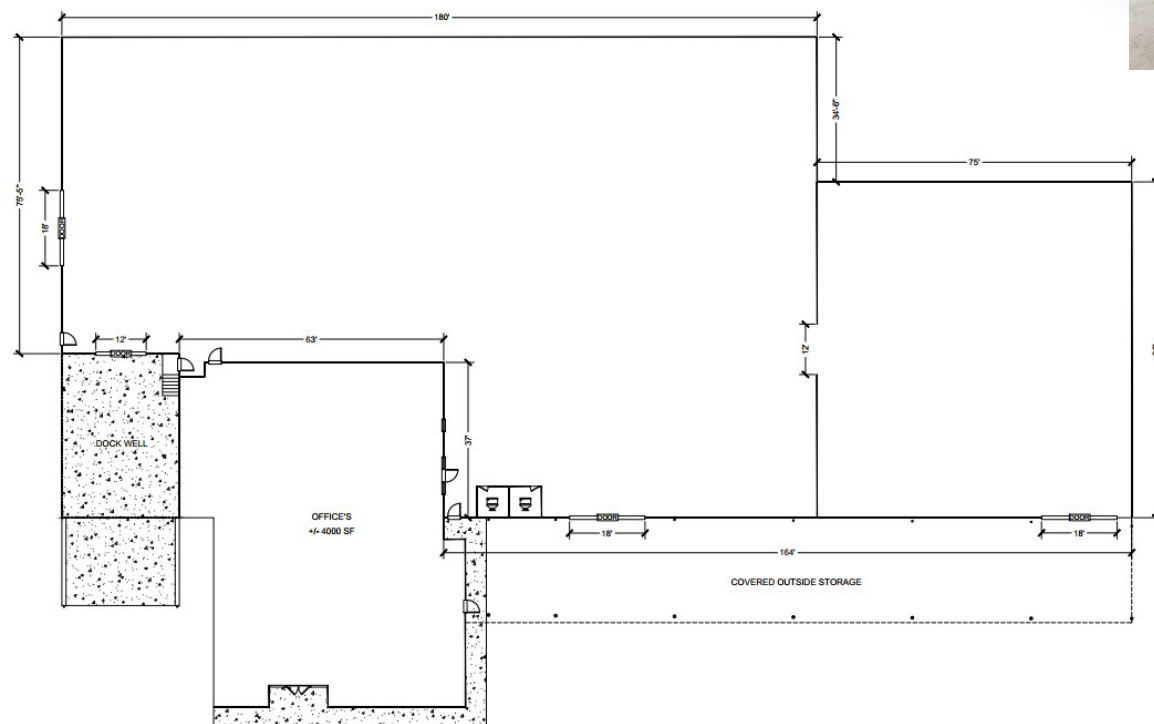
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BUILDINGS AND YARDS AVAILABLE TOGETHER OR SEPARATELY

BUILDING 1



BUILDING 1 HIGHLIGHTS

- 33,485 SF
- Outdoor Fenced Yard
- 3 Phase 480V Power
- Three Oversized Grade-Level Doors
- One 12'x10' Dock-Door
- 16' Clear Height



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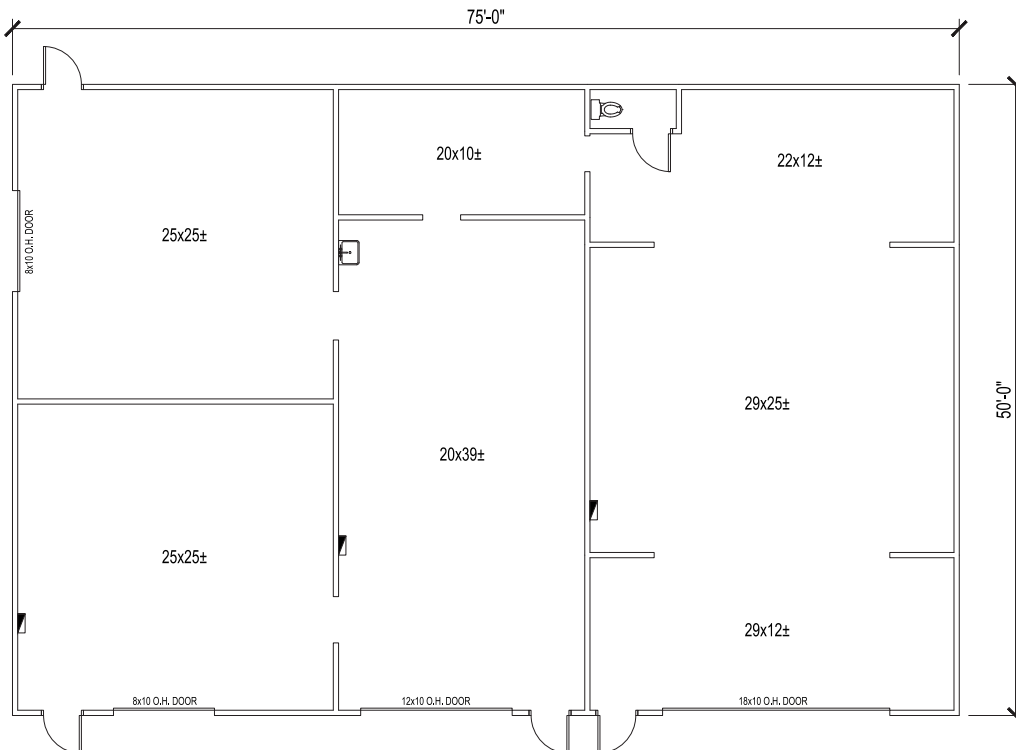
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BUILDINGS AND YARDS AVAILABLE TOGETHER OR SEPARATELY

BUILDING 3



BUILDING 3 HIGHLIGHTS

- 3,750 SF
- 0.45-Acre Outdoor Storage Yard
- Four Grade-Level Doors
- 16' Clear Heights



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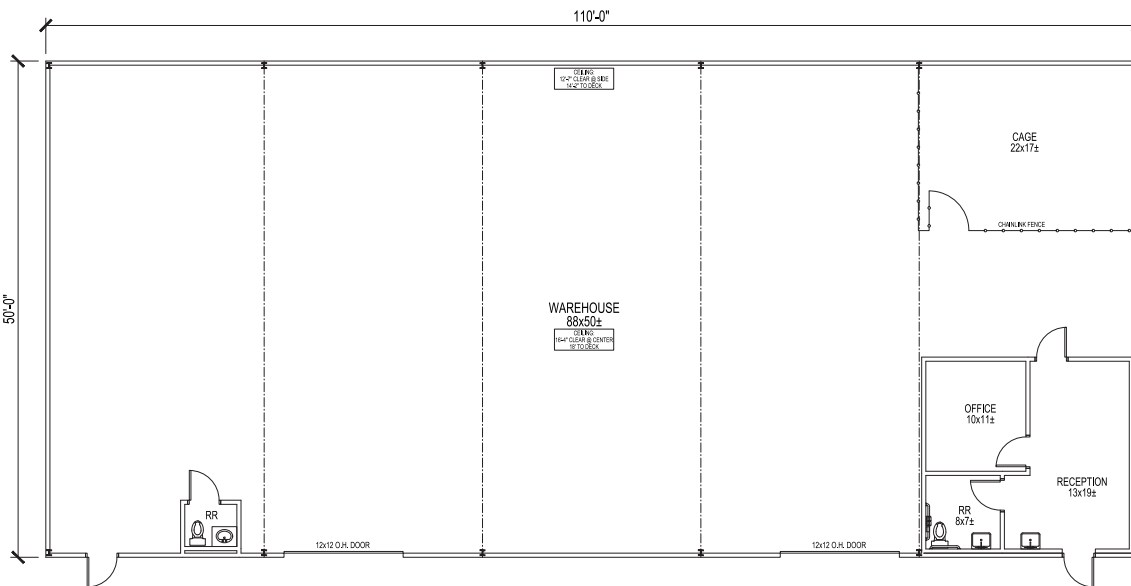
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BUILDINGS AND YARDS AVAILABLE TOGETHER OR SEPARATELY

BUILDING 4



BUILDING 4 HIGHLIGHTS

- 5,500 SF
- Outdoor Storage Yard
- Two 12'x12' Grade-Level Doors
- 16' Clear Heights
- 440 SF Office
- 3Phase Power
- LED Lights



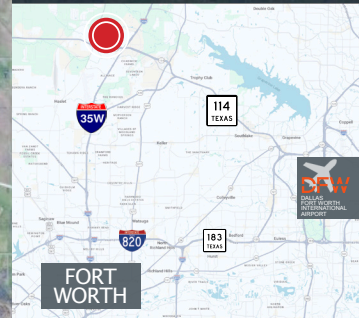
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DRIVE TIMES

- TX-114**
5 Minutes
- I-35W**
9 Minutes
- DFW AIRPORT**
30 Minutes
- DENTON**
20 Minutes
- FORT WORTH**
25 Minutes
- I-820**
20 Minutes



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