



AMBIENT^{CAPITAL}
PARTNERS

For Lease

3912 Eules South Main Street
Eules, Texas 76040

7,883 RSF on 4.23 acres available



JLL

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Jones Lang LaSalle Brokerage Inc.

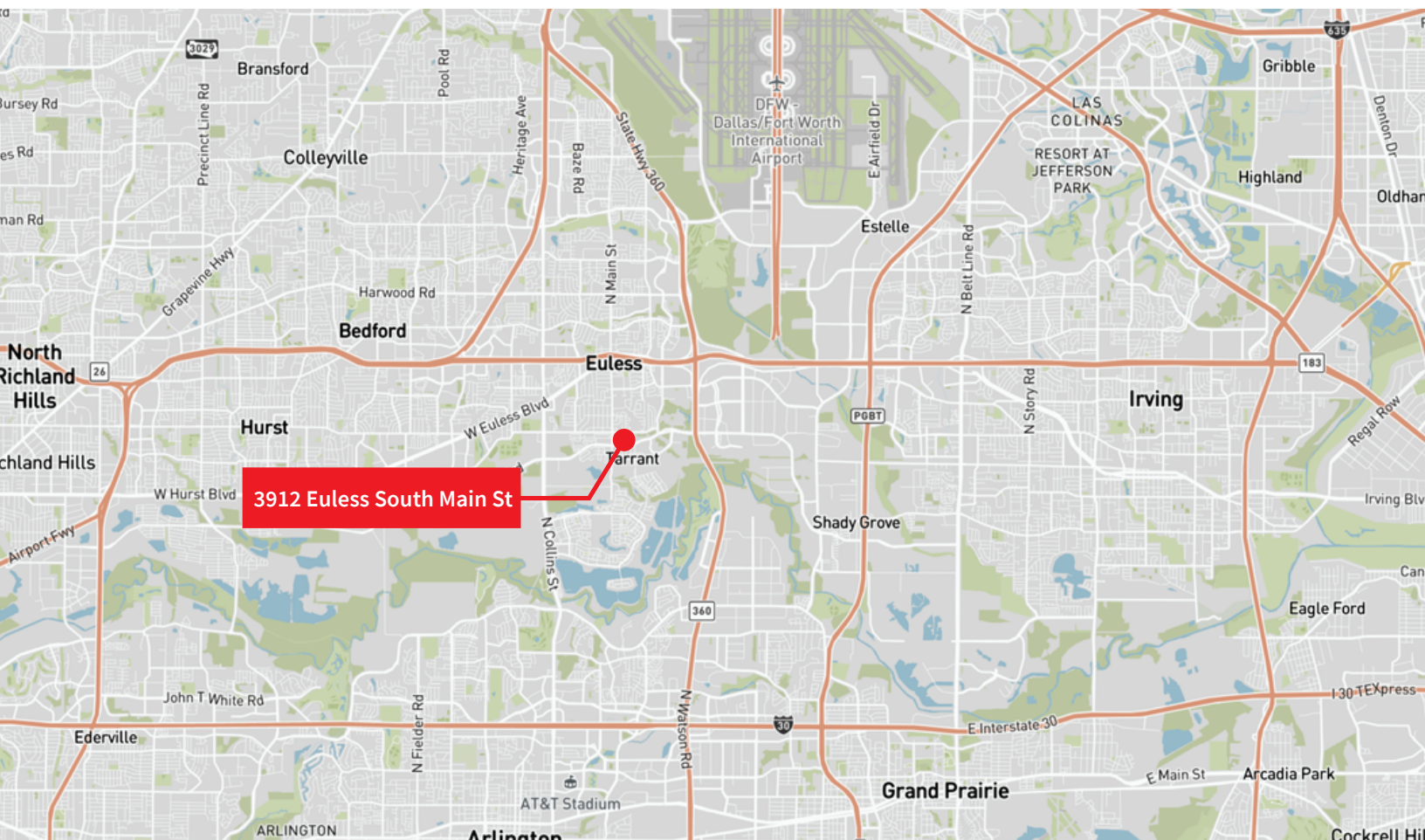


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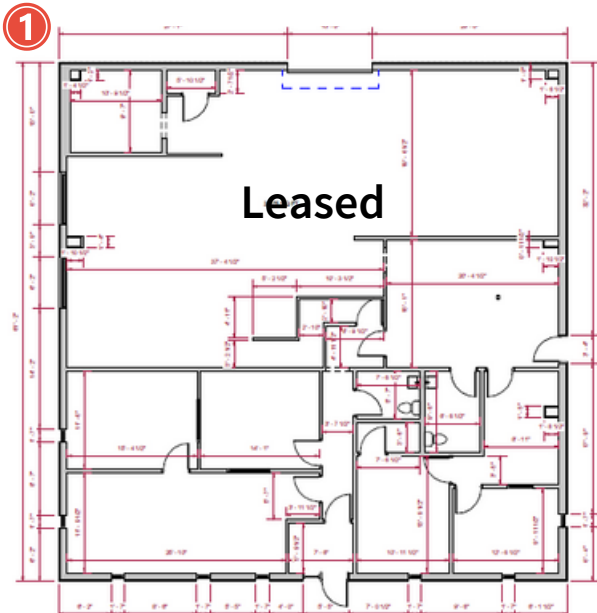
3912 Euless South Main St. Euless, Texas 76040

Advantages and amenities

- Close proximity to major thoroughways (Highways 360, 183, and 121)
- IOS uses zoned by right including storage - warehouse, office, vehicle sales or rental, automotive repair, mobile home sales, towing yard with office and more
- Gravel yard, partially paved
- Grading, site cleanup and lighting improvements planned by Landlord
- Ability to take the entire site or half
- Partially fenced
- 18.7'-25.9' clear height







Building 1 - LEASED

- 3,675 SF metal warehouse with office
- 18.7' clear height
- One (1) oversized grade level door

Building 2

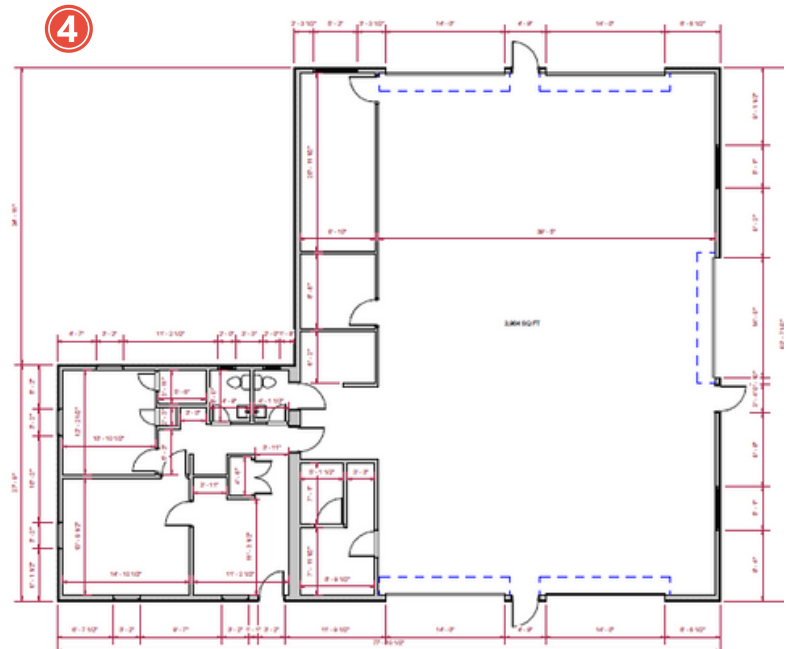
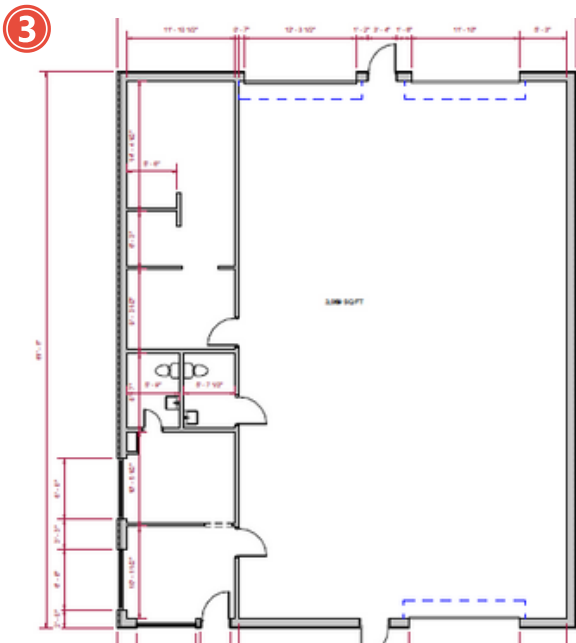
- 910 SF office

Building 3

- 3,069 SF metal warehouse with office
- Three (3) oversized grade level doors
- 25.9' clear height

Building 4

- 3,904 SF metal warehouse with office
- 22.1' clear height
- 5 ton crane in place
- Five (5) oversized grade level doors



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