

# For Lease

## 131,086 SF Available

611 N Stemmons Freeway  
Sanger, Texas 76266

### Site Strengths

- Ability to fully secure building and truck court
- Direct access and frontage on I-35
- Proximity to growing blue collar population
- Strong amenities base via Downtown Sanger

### Excellent Access

- I-35 Frontage
- 12 miles to US 380
- 13.5 miles to I-35E/I-35W Convergence

BLUE STAR  
NORTH

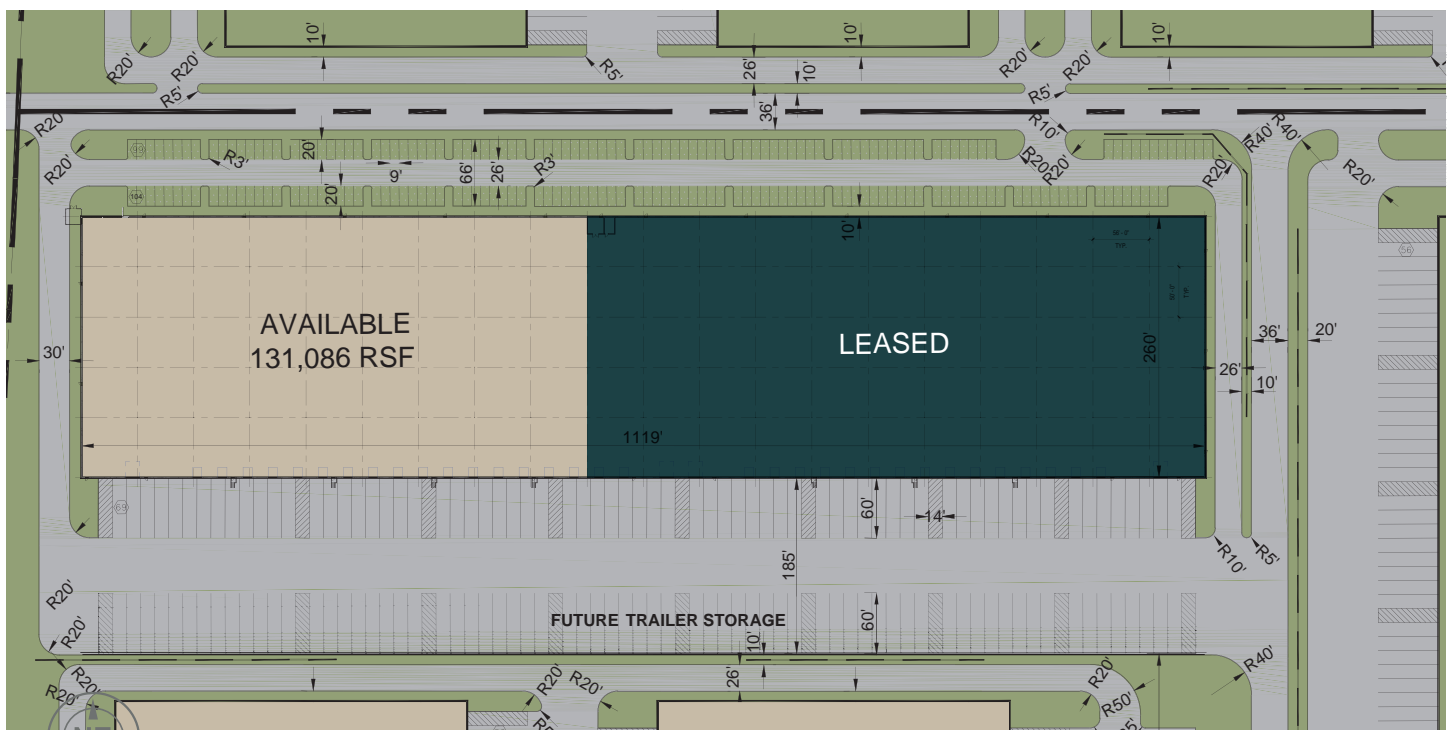


Jones Lang LaSalle Brokerage, Inc.



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## 1 Oversized Ramp







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## Corporate Neighbors





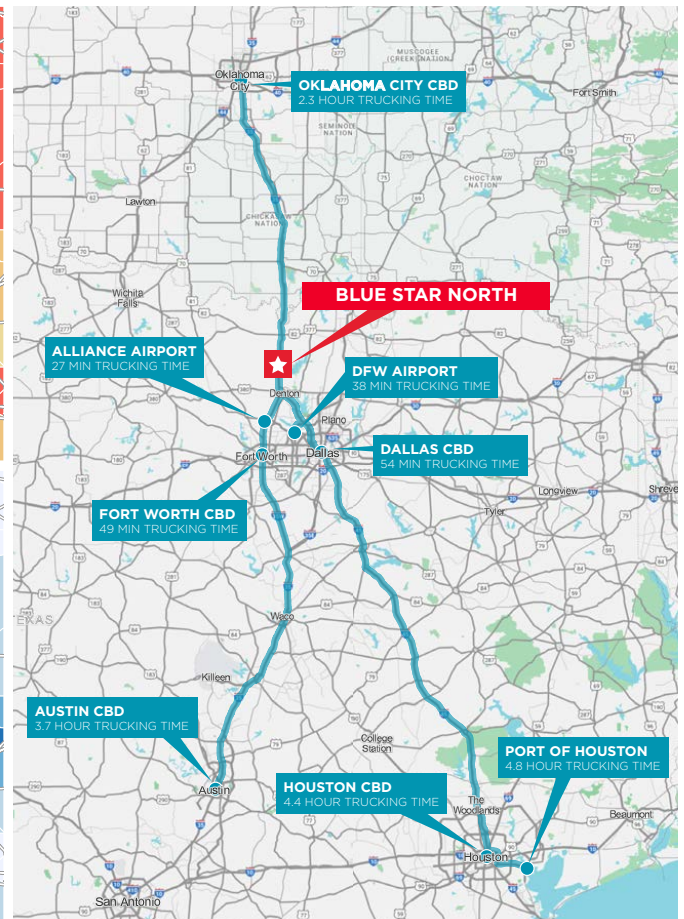
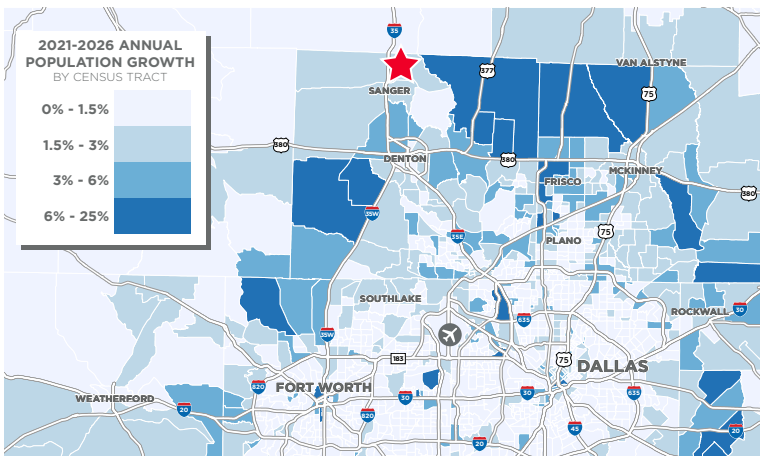
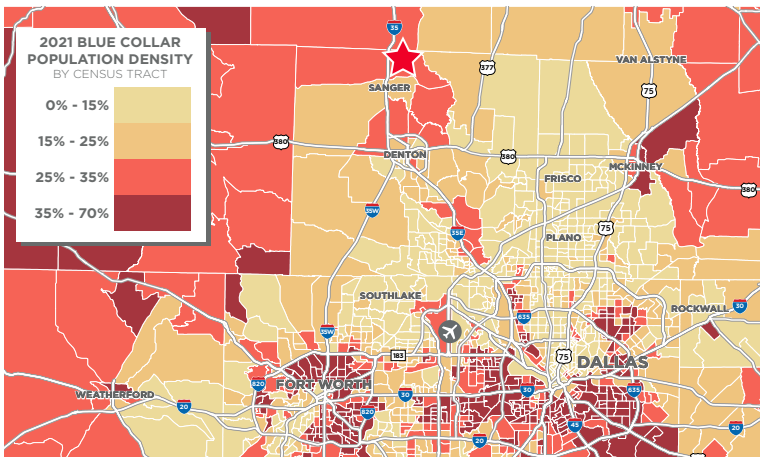


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### Labor & Drive Times



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