

FOR LEASE - 190,308 SF AVAILABLE

# 850 STATE HIGHWAY 161

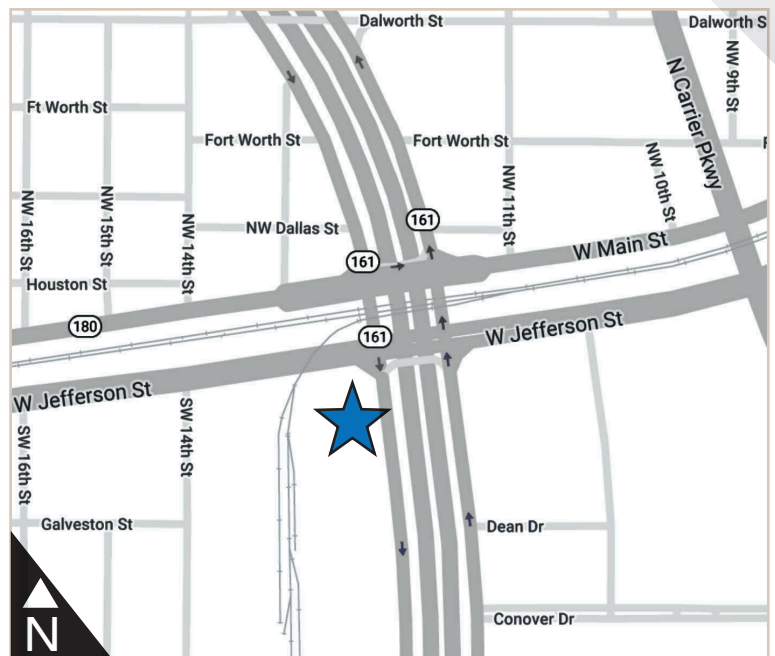
GRAND PRAIRIE, TEXAS 75051

**NEW TO  
MARKET!**



## BUILDING HIGHLIGHTS

- Freestanding Building For Lease in GSW
- Highway 161 Frontage
- 190,308 SF Total (Divisible to 95,000 SF)
- 3,997 SF Office
- Front-Load Configuration
- 24' Clear Height
- 24 Dock High Doors
- 1 Drive-in Ramp with 12'x15' Door
- 38'x38' Typical Column Spacing
- UP Rail-Served with (4) 10'x10' Rail Doors
- Sprinklered
- T8 Lighting
- Power: 600 Amps, 460/480 Volt, 3 Phase
- \$3.75/SF NNN
- Approximately \$1.00/SF in Opex
- Available for Occupancy June 2019



**JOHN BREWER, PRINCIPAL**  
john.brewer@transwestern.com  
972.774.2593

**CHARLES BREWER, SENIOR ASSOCIATE**  
charles.brewer@transwestern.com  
214.237.5008

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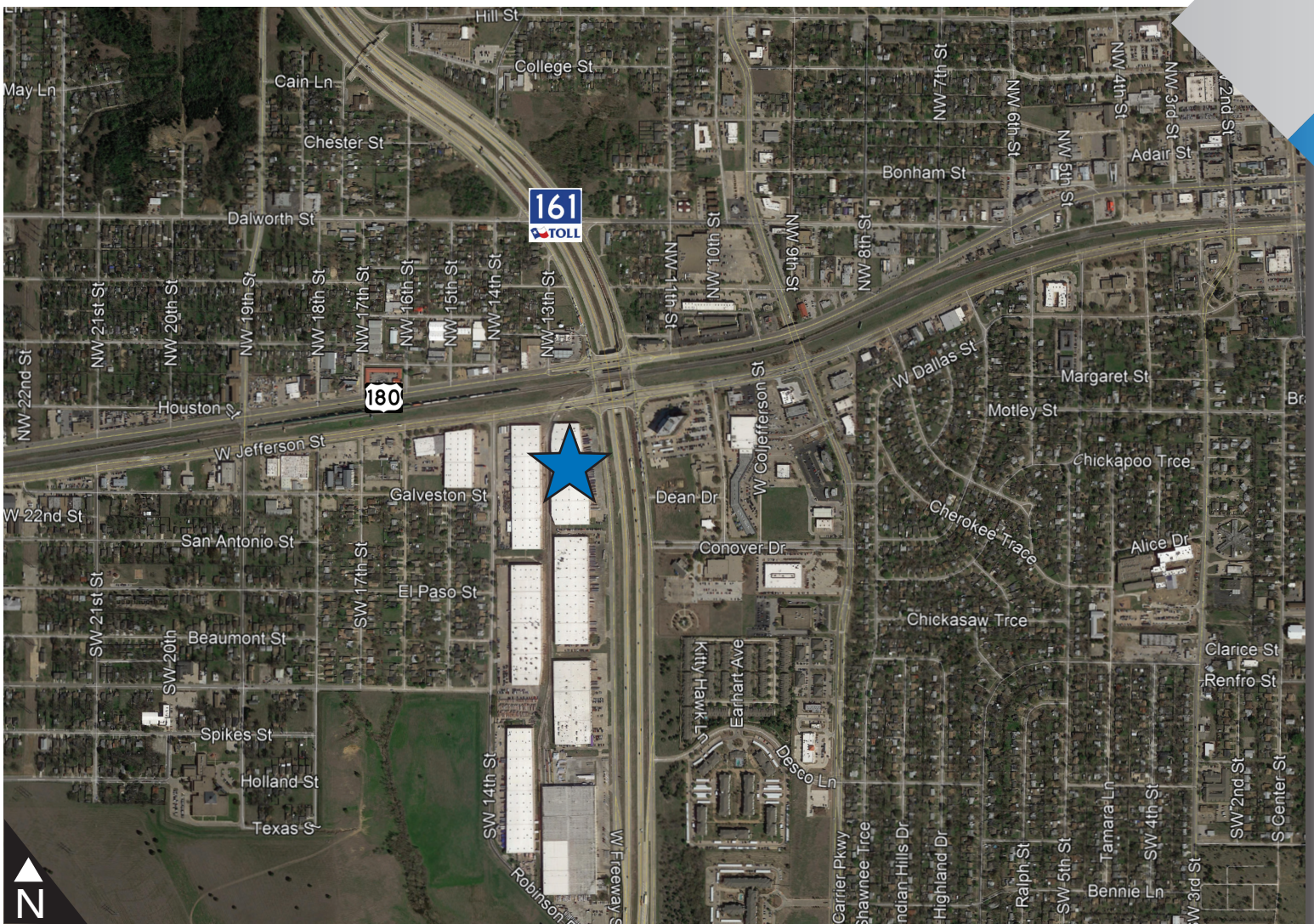
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GRAND PRAIRIE, TEXAS 75051

5001 Spring Valley Road  
Suite 400W  
Dallas, Texas 75244

T 972.774.2500  
transwestern.com

## AERIAL



### CONTACT

**JOHN BREWER**

972.774.2593

john.brewer@transwestern.com

**CHARLES BREWER**

214.237.5008

charles.brewer@transwestern.com

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