

# FOR LEASE - 15,000 SF

## 2601 LAWING LN, ROWLETT, TX 75088



### LOCATION

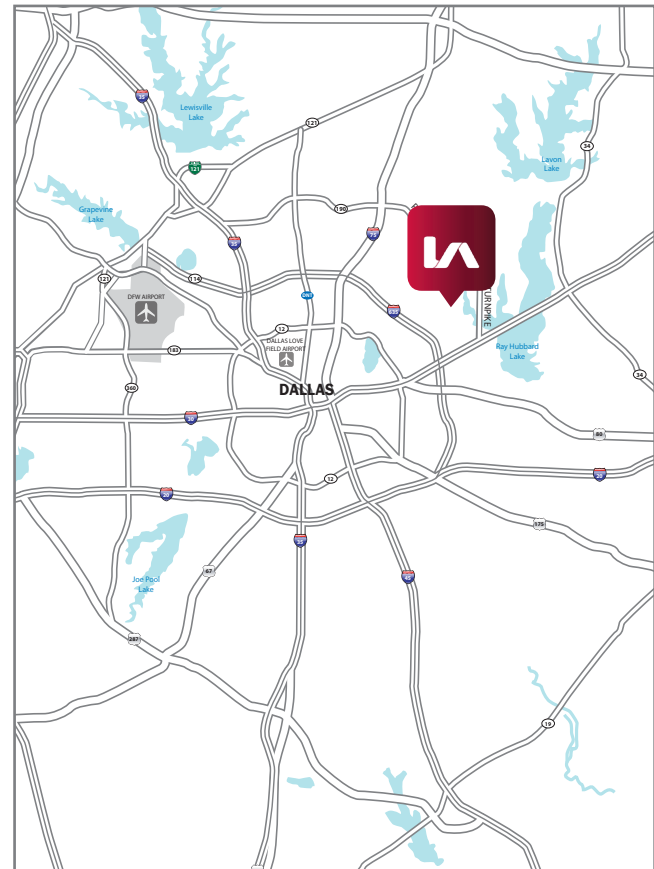
COUNTY	Dallas County
MARKET	East Dallas Industrial
SUBMARKET	Rowlett Industrial

### LISTING HIGHLIGHTS

BUILDING SIZE	35,000 SF
AVAILABLE SF	15,000 SF
OFFICE	1,946 SF (1,000 SF of which is 2nd story mezzanine)
LAND	2.1 Acres
YEAR BUILT	2005
SPRINKLERED	Yes
LOADING	2 Dock high 1 Grade level door
CLEAR HEIGHT	20'

### COMMENTS

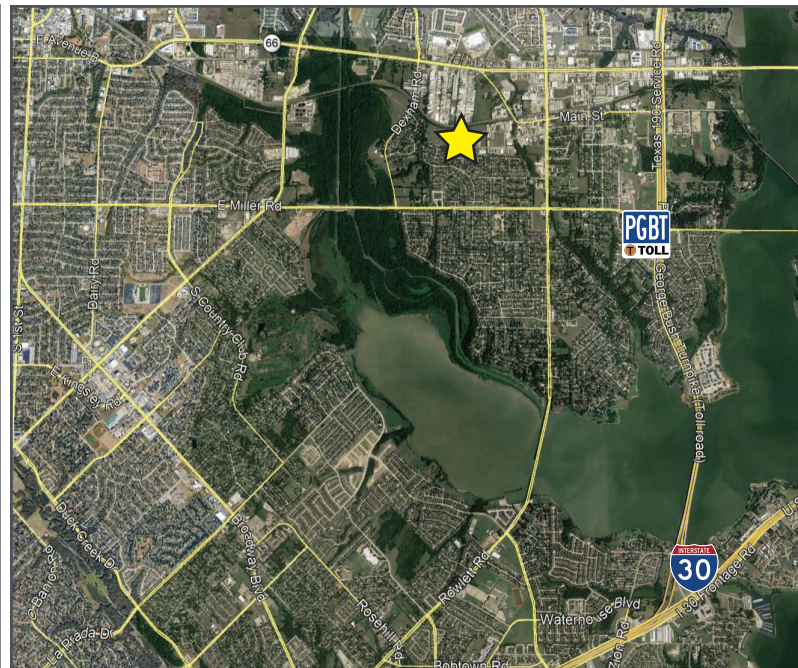
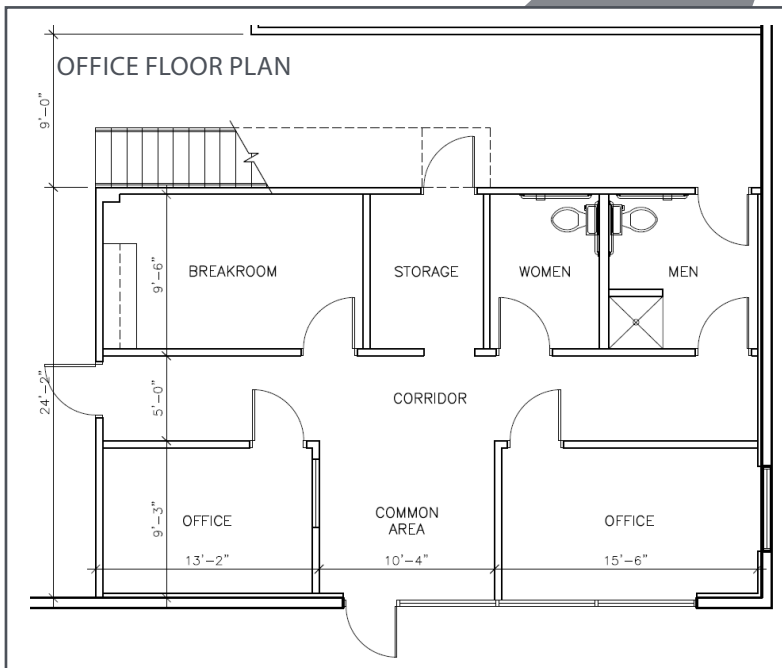
- Immediate occupancy
- On site ownership/management
- End cap space
- 946 SF of HVAC training room in warehouse
- New LED lighting in warehouse



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