



John Simmons

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Building 1 | 2601 TX-121

2,607 SF of Flex Space Available in Lewisville, TX



HIGHLIGHTS

- High Traffic Counts on SH-121
- Close proximity to SH-121, DNT, and I-35
- Mezzanine Floor for Additional Square Footage

FEATURES

Clear Height	22'
Drive-In Bays	1

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor - 103	2,607 SF	3 Years	\$20.00 /SF/YR	Flex	Full Build-Out	Now



Office, Retail, Warehouse Space Available near SH-121 in Lewisville, TX.

Lease rate does not include utilities,
property expenses or building services

1 Drive In Bay

Kitchen

First Generation Space

Space is in Excellent Condition

Central Air and Heating

Easy Access to SH 121

Excellent Location Near Major
Thoroughfares

PROPERTY OVERVIEW

First Generation Flex Space located in close proximity to SH-121 in Lewisville, TX. A perfect opportunity for either retail, office, or storage with easy access to major thoroughfares (SH-

121, DNT, I-35). This suite also has a mezzanine floor for additional square footage and opportunities.

SHOWROOM FACILITY FACTS

Building Size	29,121 SF
Lot Size	11.00 AC
Year Built	2023
Construction	Steel
Sprinkler System	Dry
Water	City
Sewer	City
Heating	Electric
Power Supply	Phase: 3
Zoning	Light Industrial - Flex Office/Showroom/Warehouse