

OFFICE/RETAIL SPACE

1206 N. STEMMONS FREEWAY • LEWISVILLE, TEXAS

FOR SALE



PROPERTY OVERVIEW

- BUILDING SIZE:** ±34,000 SF Office/Retail
- OFFICE:** ±9,000 SF of Potential Office
- LAND SIZE:** Situated on ±6.15 Acres of Land
- ZONED:** Light Industrial
- FEATURES:**
- All Fenced with Two Large Gates
 - Heavy Power
 - Several Service Bays & Wash Areas
 - Great Central Lewisville Location with Excellent Visibility & Access
- SALE PRICE:** Please Contact Broker for Pricing Information.



NOTE: CITY PREFERS ANYTHING EXCEPT AUTO RELATED USES!

For detailed information:

DAN SPIKA, SIOR

Office/Industrial Division

972.386.1478 Direct

dspika@henrysmiller.com



HENRY S. MILLER BROKERAGE, LLC

Since 1914

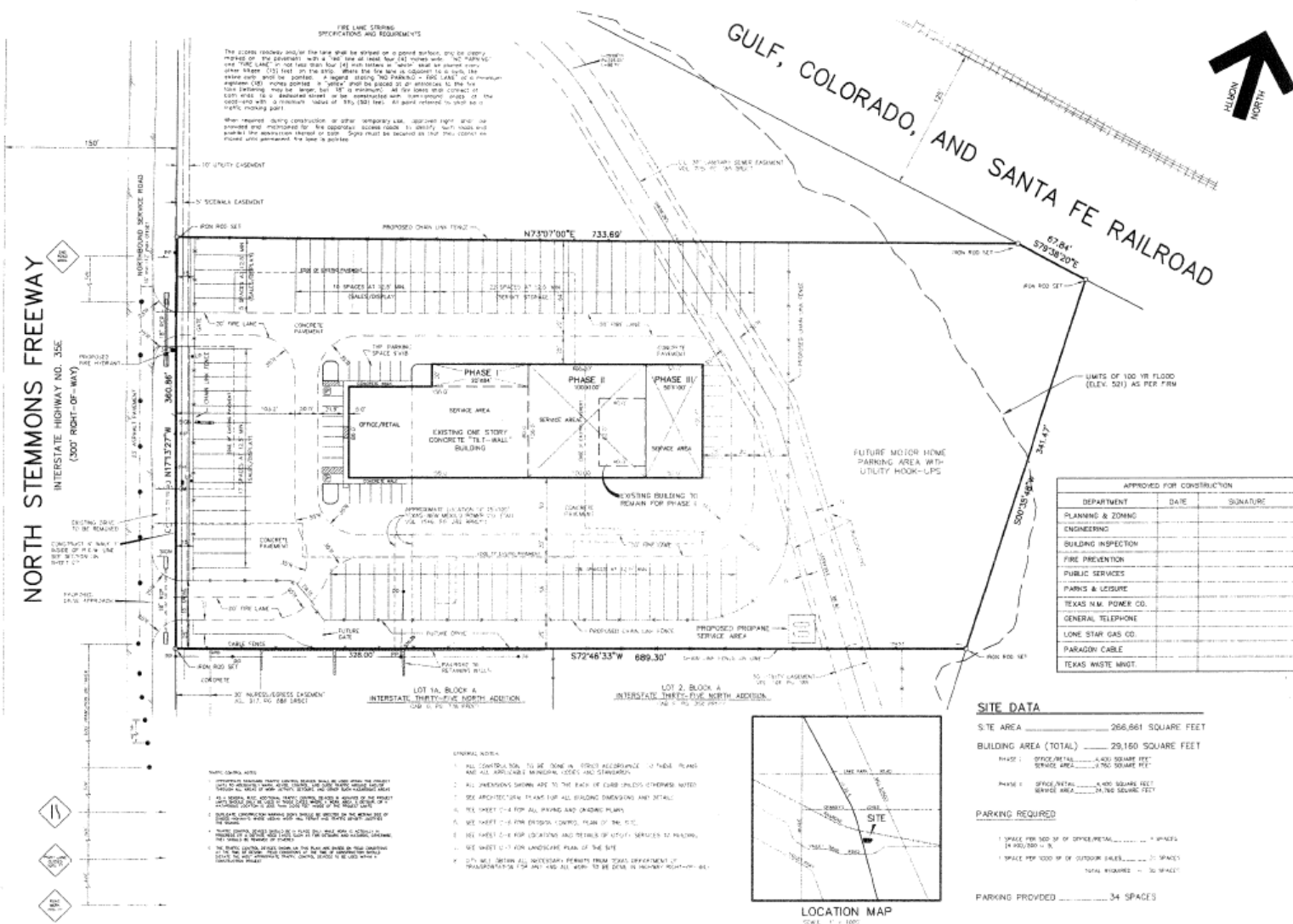
AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

14001 Dallas Parkway, Suite 1100, Dallas, Texas 75240 | 972.419.4000 | www.henrysmiller.com



The information contained herein was obtained from sources believed reliable, however Henry S. Miller Brokerage, LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The information submitted is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.

SURVEY



For detailed information:
DAN SPIKA, SIOR
 Office/Industrial Division
 972.386.1478 Direct
 dspika@henrysmiller.com



HENRY S. MILLER BROKERAGE, LLC
 Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

14001 Dallas Parkway, Suite 1100, Dallas, Texas 75240 | 972.419.4000 | www.henrysmiller.com



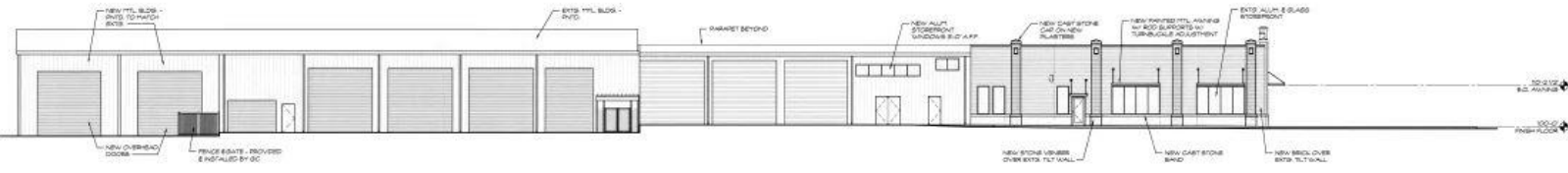
The information contained herein was obtained from sources believed reliable, however Henry S. Miller Brokerage, LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The information submitted is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.

OFFICE/RETAIL SPACE

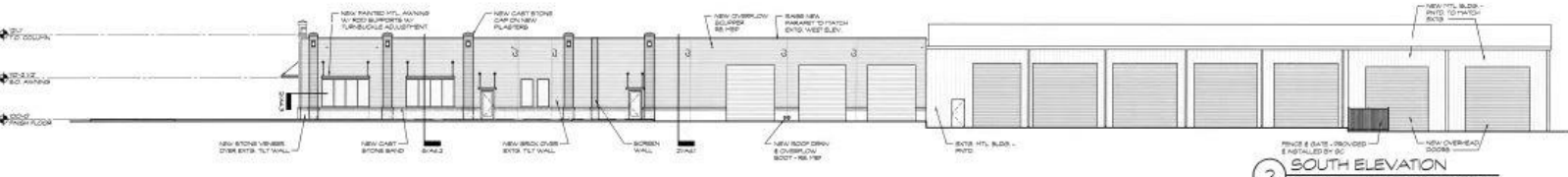
1206 N. STEMMONS FREEWAY • LEWISVILLE, TEXAS

FOR SALE

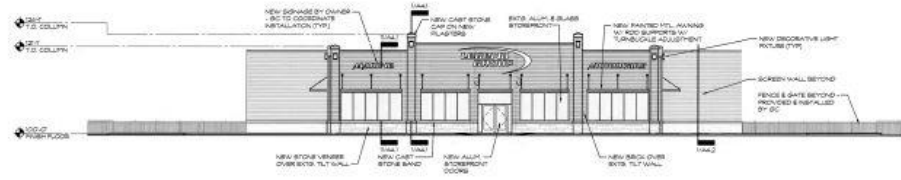
SITE PLAN



3 NORTH ELEVATION
3/22 - 1-C 475-01-08 Exterior Elevations (1-C)



2 SOUTH ELEVATION
3/22 - 1-C 475-01-08 Exterior Elevations (1-C)



1 WEST ELEVATION
3/22 - 1-C 475-01-08 Exterior Elevations (1-C)

For detailed information:
DAN SPIKA, SIOR
 Office/Industrial Division
 972.386.1478 Direct
 dspika@henrysmiller.com



HENRY S. MILLER BROKERAGE, LLC
 Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

14001 Dallas Parkway, Suite 1100, Dallas, Texas 75240 | 972.419.4000 | www.henrysmiller.com



The information contained herein was obtained from sources believed reliable, however Henry S. Miller Brokerage, LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The information submitted is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.