

FOR LEASE - INDUSTRIAL

1611 OLD HWY 276/CADDO RIDGE, ROCKWALL, TX 75032



AVAILABLE: UNIT B – 14,050 RSF WAREHOUSE WITH PHASE 3 POWER, 4 ROLL UP DOORS
1,250 +/- RSF OFFICE WITH HVAC

UNIT C - 2,604 RSF OFFICE – 8 OFFICES, BREAK ROOM, RECEPTION
AND CONFERENCE ROOM

3.5 +/- AC OF GATED OUTSIDE STORAGE YARD AVAILABLE FOR LEASE
INDIVIDUALLY OR WITH ONE OF THE ABOVE UNITS.

RATE: CALL BROKER FOR DETAILS

ZONING: HEAVY COMMERCIAL (HC) DISTRICT

HIGHLIGHTS: IMMEDIATELY AVAILABLE FOR OCCUPANCY. ONE OF THE FEW REMAINING
INDUSTRIAL BUILDINGS AVAILABLE IN ROCKWALL. LESS THAN 1 MILE FROM US
HWY 30. EASY ACCESS TO DOWNTOWN ROCKWALL, JOHN KING BLVD AND
GOLIAD ST.

TRAFFIC HWY 276 @ S. GOLIAD – 16,521 VPD

COUNTS: S. GOLIAD @ S. LOCKSPRING DR. - 25,171 VPD

for more information, please contact David English or Grant English • 972-961-8532 (o)
214-676-6424 (m) • denglish@ridgepcr.com • 214-577-8627 (m) • genglish@ridgepcr.com
ridgepcr.com

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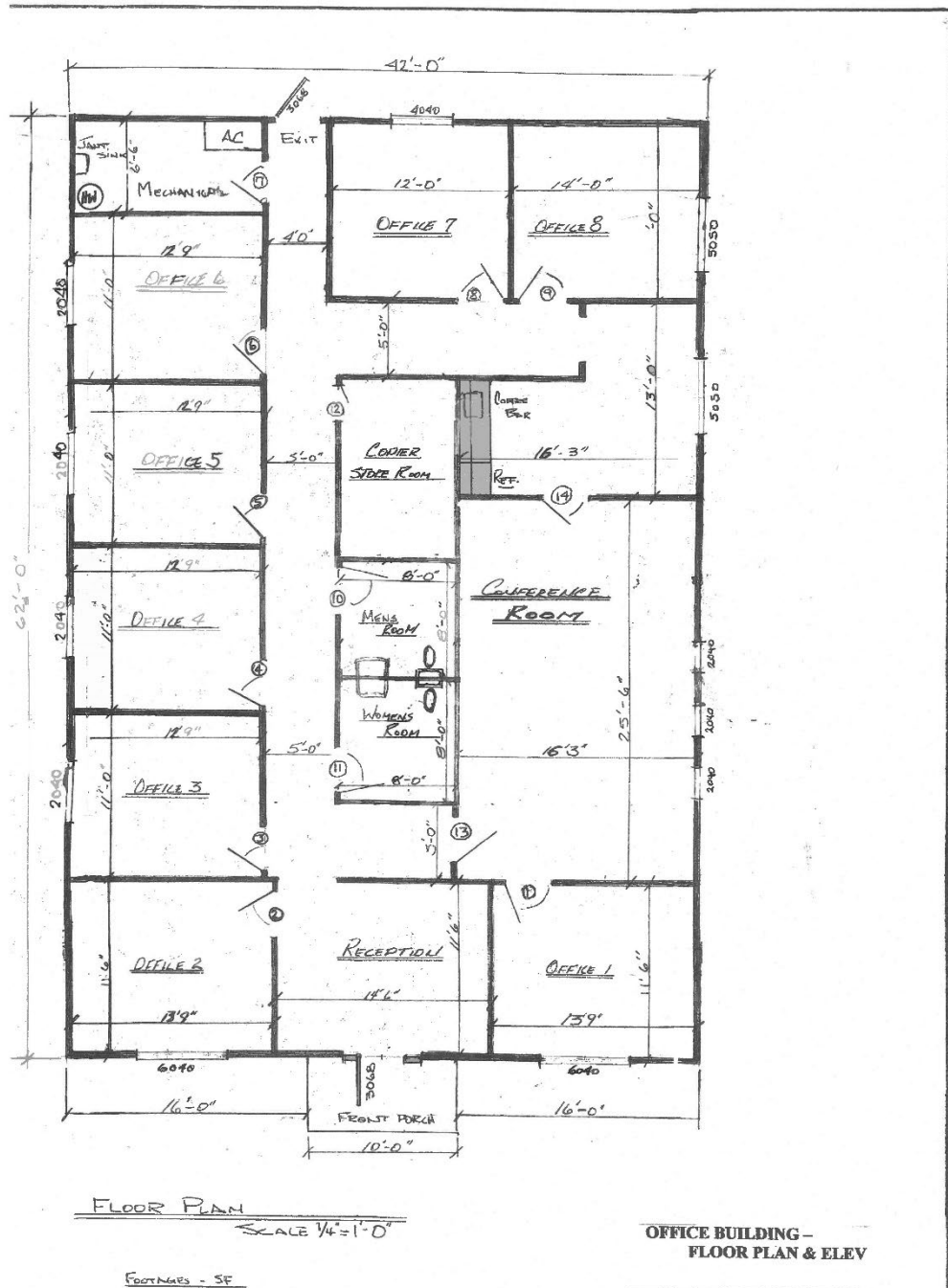
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FOR LEASE – INDUSTRIAL – FLOOR PLAN 2604

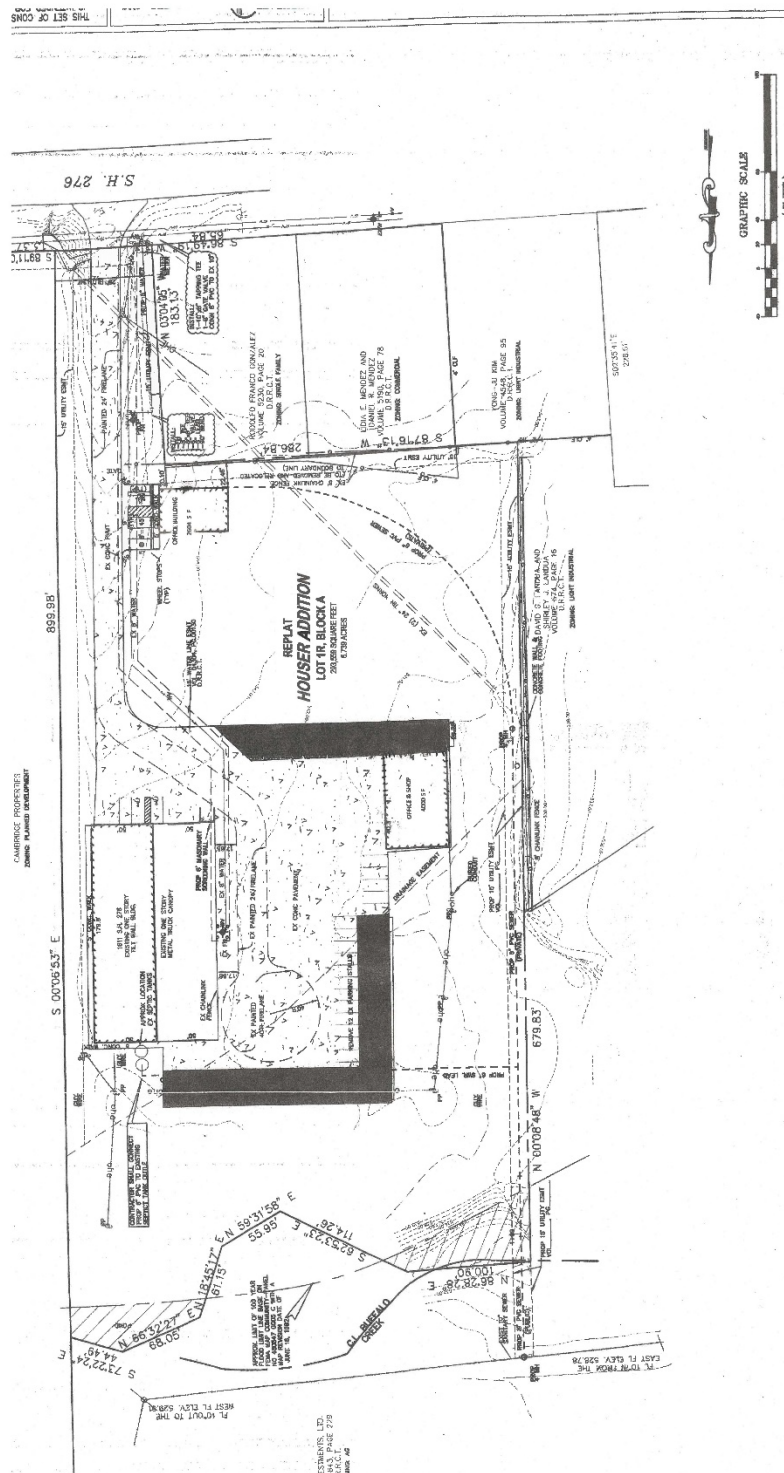
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FOR LEASE – INDUSTRIAL - SURVEY

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