

## 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.

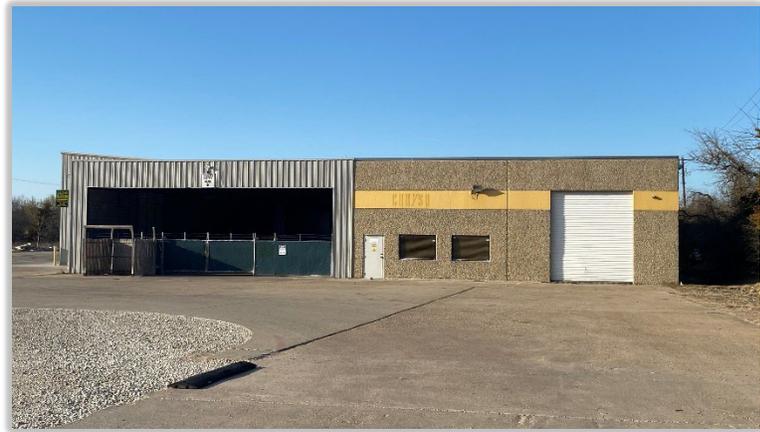
TRAFFIC HWY 276 @ S. GOLIAD – 16,521 VPD

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](mailto:denglish@ridgepcr.com) · 214-577-8627 (m) · [genglish@ridgepcr.com](mailto:genglish@ridgepcr.com)  
[ridgepcr.com](http://ridgepcr.com)

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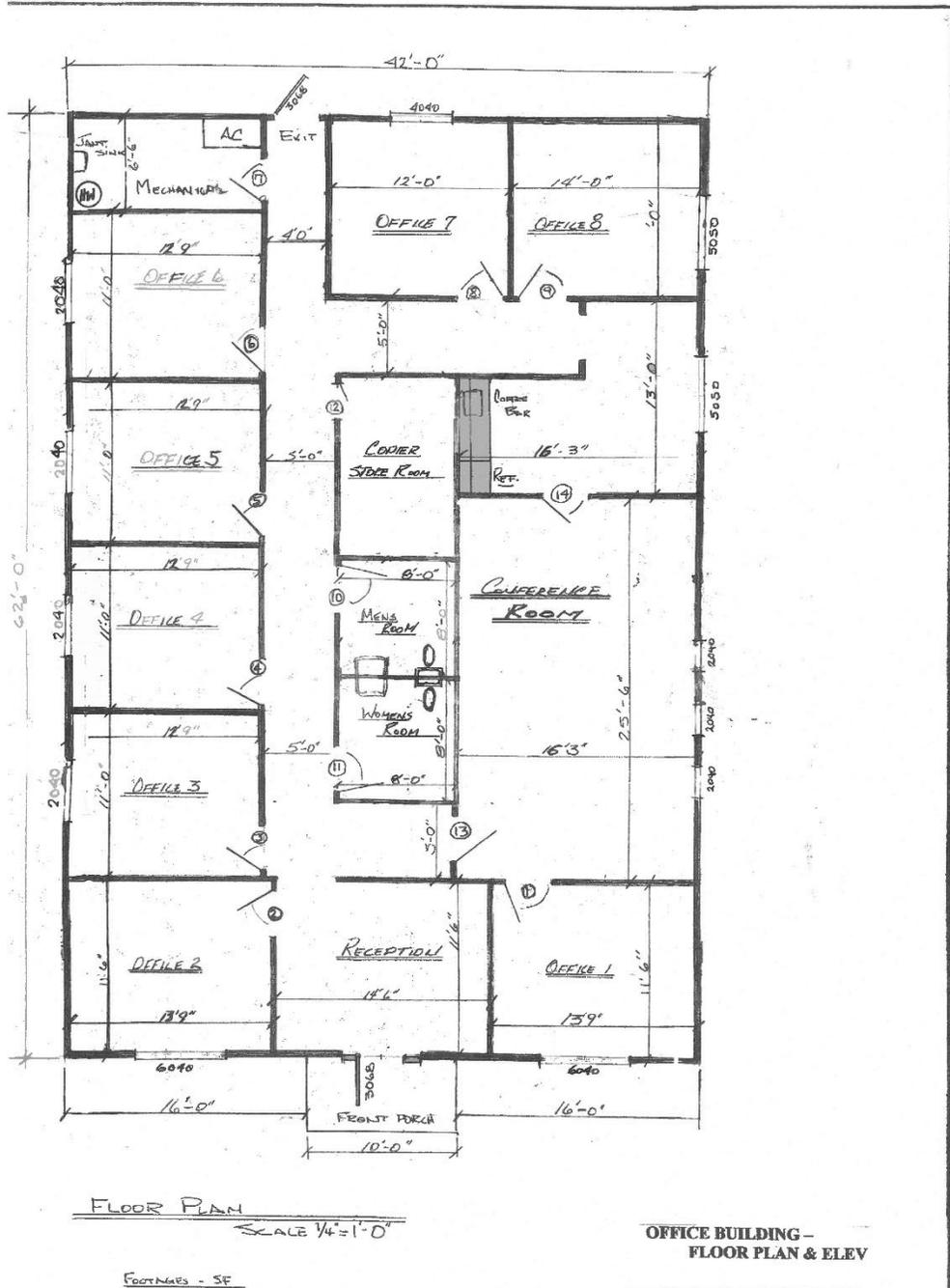
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## FOR LEASE – INDUSTRIAL – FLOOR PLAN 2604

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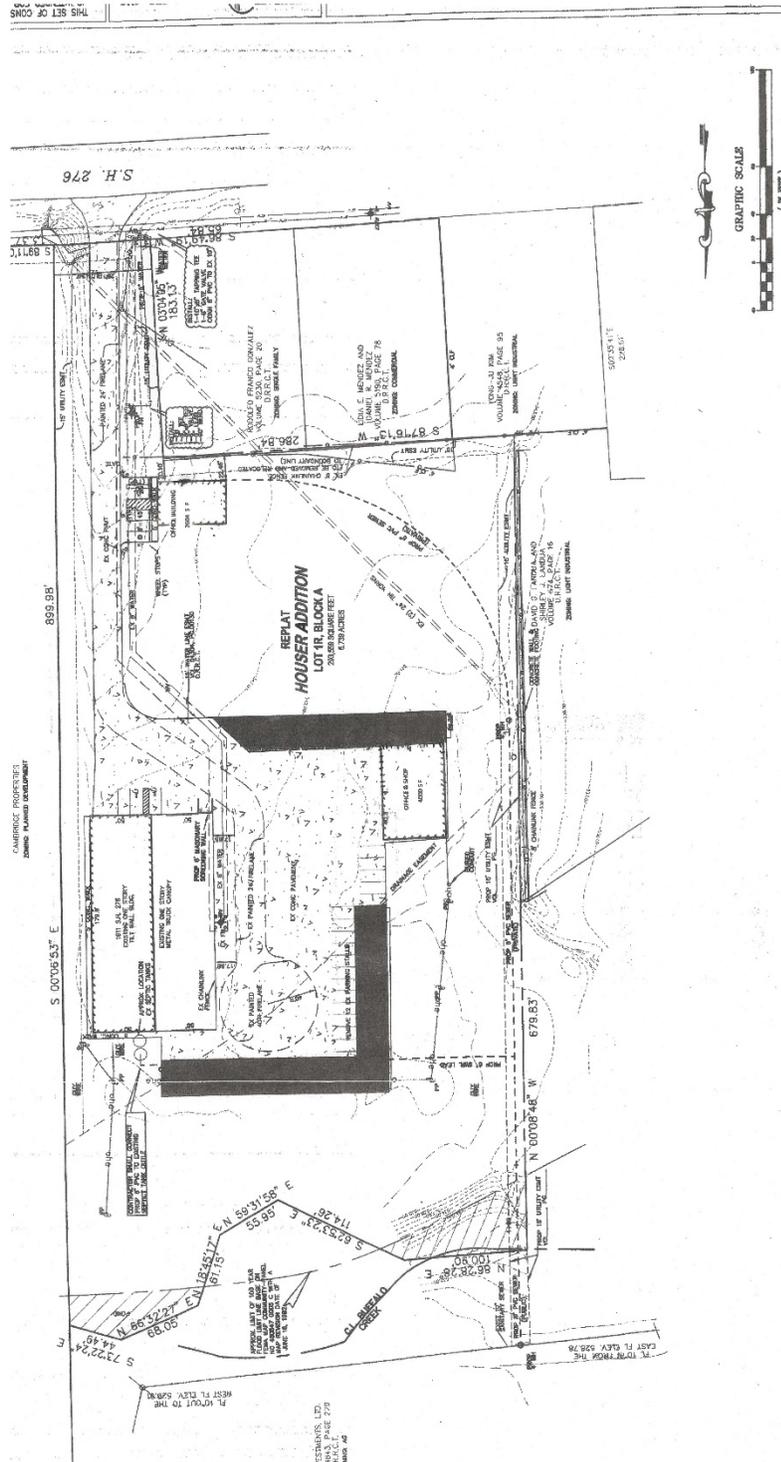


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## FOR LEASE – INDUSTRIAL - SURVEY

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