



Building Specifications

Available for Lease:

190,308 SF

850 West Freeway, Grand Prairie TX



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John Brewer
(972) 774-2593

Total Lease Area: 190,308 SF

Occupancy: Immediate

Warehouse Area: 186,351 SF

Office Area: 3,997 SF

Clear Height: 24'

Column Spacing: 38' x 38'

Loading Doors:

(14) 8'6" x 9'8"

(10) 8'0" x 9'0"

Drive-In Doors:

(1) 12'0" x 15'0"

Taxes: \$0.66 PSF

Insurance: \$0.38 PSF

Roof Maintenance: \$0.15 PSF

Landscaping: \$0.05 PSF

Paving: \$0.20

Lighting: T8 Fluorescent

Electrical: 600 Amps 460/480 Volt 3 Phase

Sprinkler Density: .3 gpm / 2,000 SF

Special Features

- **24' Clear Height**
- **24 Tailboard Doors**
- **Rail Served**
- **Free Standing Building**

08/01/2024

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

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Heller Industrial Parks, Inc.
205 Mill Road, Edison NJ 08837
732-287-4880