



FOR LEASE

303 METRO DRIVE

Terrell, TX 75160 • Kaufman County

LEASE
RATE

Call Agent

TOTAL
SF

120,702

Square Feet

CLEAR
HEIGHT

25'-32'

Throughout

DOCK
DOORS

12

AVAILABILITY

**59044 SF
Immediate**

Whole Building 2027

COUNTY

Kaufman



COVENANT
COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW

About This Property

This ±120,702 SF industrial facility sits in an established industrial park in Terrell, Texas, offering efficient distribution and logistics functionality with 32' clear height throughout and twelve dock-high doors equipped with automatic levelers. Two drive-in ramps provide grade-level access alongside the dock package, and ample on-site parking serves employees and visitors. The property sits adjacent to Interstate 20 and U.S. Highway 80, giving distribution and logistics users direct regional connectivity in one of Kaufman County's most established industrial corridors. The building is surrounded by major national and regional users, including Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing — an ideal fit for distribution, logistics, or manufacturing users seeking a strategic, well-connected location.

TOTAL SF
120,702

LEASE RATE
Call Agent

AVAILABILITY
Immediate



PROPERTY SPECS

PROPERTY TYPE	Industrial / Warehouse
TOTAL SF	120,702
LEASE RATE	Call Agent
CLEAR HEIGHT	25'-32'
DECK-HIGH DOORS	12
DRIVE-IN DOORS	2
LEVELERS	Automatic
YEAR BUILT	2010
LAND AREA	6.63
COUNTY	Kauffman

PROPERTY HIGHLIGHTS

- ±120,702 SF industrial facility with 25'-32' clear height throughout
- 12 dock-high doors with automatic levelers for efficient loading and distribution
- 2 drive-in ramps for grade-level access
- Ample on-site parking for employees and visitors
- Adjacent to Interstate 20 and U.S. Highway 80 for excellent connectivity
- Surrounded by major national and regional users including Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing
- Ideal for distribution, logistics, or manufacturing users seeking a strategic location



PROPERTY OVERVIEW

Building Layout & Specifications

Warehouse & Distribution

±120,702 SF Total

- 32' clear height throughout
- 12 dock-high doors with automatic levelers
- 2 drive-in ramps for grade-level access
- Efficient functionality for distribution and logistics

Site & Parking

Established Industrial Park

- Ample on-site parking for employees and visitors
- Adjacent to Interstate 20 and U.S. Highway 80
- Located within a professionally managed industrial corridor
- Surrounded by major national and regional users



WHY THIS SPACE

Exterior / Site Overview

Located in an established industrial park in Terrell, Texas, 303 Metro Drive offers ±120,702 square feet of distribution-ready industrial space with 32' clear height, twelve dock-high doors with automatic levelers, and two grade-level drive-in ramps. The property sits adjacent to Interstate 20 and U.S. Highway 80, providing excellent regional connectivity, and is surrounded by major national and regional users — positioning it well for distribution, logistics, or manufacturing operations seeking a strategic Kaufman County location.



Prime Location on I-20 & Hwy 80

Direct adjacency to Interstate 20 and U.S. Highway 80 gives distribution and logistics users fast regional access across DFW and beyond.



Functional Space Built for Operations

Twelve dock-high doors with automatic levelers plus two drive-in ramps deliver the loading efficiency logistics and manufacturing users need.



Established Industrial Neighbors

Surrounded by major national and regional users including Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing.



TRADE AREA

Location & Connectivity

Terrell, Texas is one of the Dallas-Fort Worth Metroplex's most exciting and affordable growth communities. Located just 30 miles east of Dallas with easy access via US Route 80 and Interstate 20, Terrell's population has surged nearly 69% since 2000, signaling strong and sustained demand. Terrell's diverse, tight-knit community enjoys small-town charm with big-city access, making it one of Kaufman County's most sought-after places to do business.

LOCATION HIGHLIGHTS

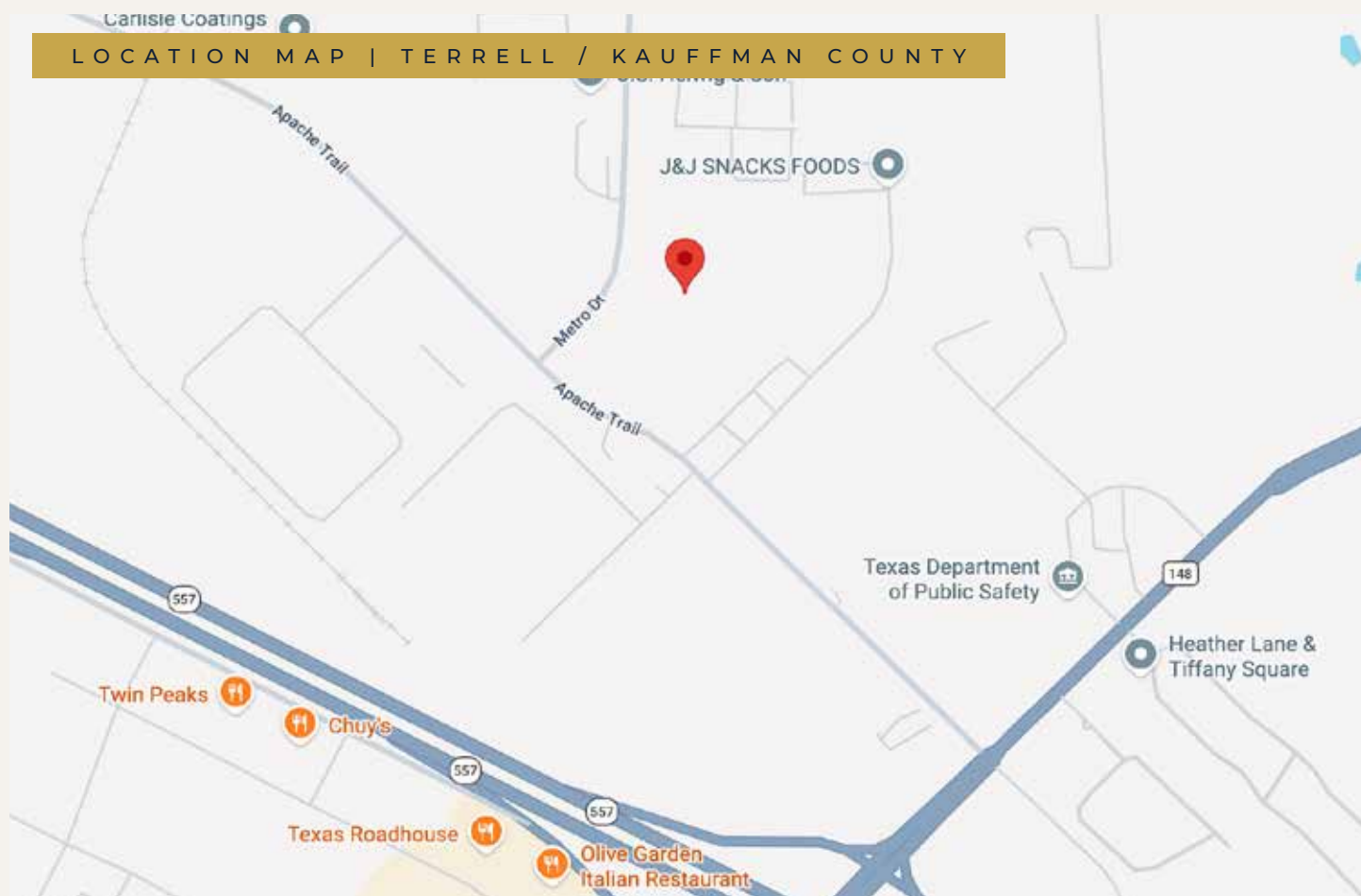
21 Miles East of Dallas CBD via US HWY-80, one of the fastest direct routes into the DFW.

Terrell's population has grown nearly 69% since 2000, signaling strong and sustained demand.

Positioned within an established, professionally managed industrial corridor in Kaufman County.

Surrounded by major national and regional users including Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing.

LOCATION MAP | TERRELL / KAUFFMAN COUNTY



100,604
LABOR FORCE

3.9%
COUNTY UNEMPLOYMENT

#1
FASTEST GROWING COUNTY

PROPERTY GALLERY

Property Photos

From the air, 303 Metro Drive sits within an established industrial park with direct visibility to major regional thoroughfares. The loading area features twelve numbered dock-high doors with automatic levelers, while the surrounding site offers ample paved parking for employees and visitors — a functional, move-in-ready facility for distribution, logistics, or manufacturing users.





SUBMARKET CONTEXT

Why Own Here?

Terrell sits within one of Kaufman County's most established industrial corridors, offering an existing, code-compliant, distribution-ready facility with 32' clear height, twelve dock-high doors, and grade-level access already in place. Positioned directly along I-20 and U.S. Highway 80, the site gives an occupant immediate regional connectivity without the land costs, entitlement timelines, or construction risk of new development.

WHAT YOU GET FROM DAY ONE

- **Distribution-ready today** | 12 dock-high doors, automatic levelers, and 2 drive-in ramps already in place.
- **Established neighbors** | Walmart, Nucor Building Systems, Carlisle Coatings, Cart.com, and Whitmore Manufacturing.
- **Population growth** | Terrell has grown nearly 69% since 2000.

DFW INDUSTRIAL MARKET

Why DFW?

#1 industrial market in the United States by net absorption for the past three consecutive years

418 residents move to DFW daily sustained population growth drives warehousing and distribution demand

No state income tax - Texas is consistently ranked the most business-friendly state in the U.S.

DFW International Airport — 2nd busiest cargo airport in the world, within 45 miles

3.9 million person labor force - deep talent pool across all skill levels supporting diverse industrial users



TERRELL • KAUFMAN COUNTY

One of Kaufman County's most established industrial corridors



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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COVENANT

COMMERCIAL
REAL ESTATE

LEASING • SALES • INVESTMENT • ADVISORY

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