

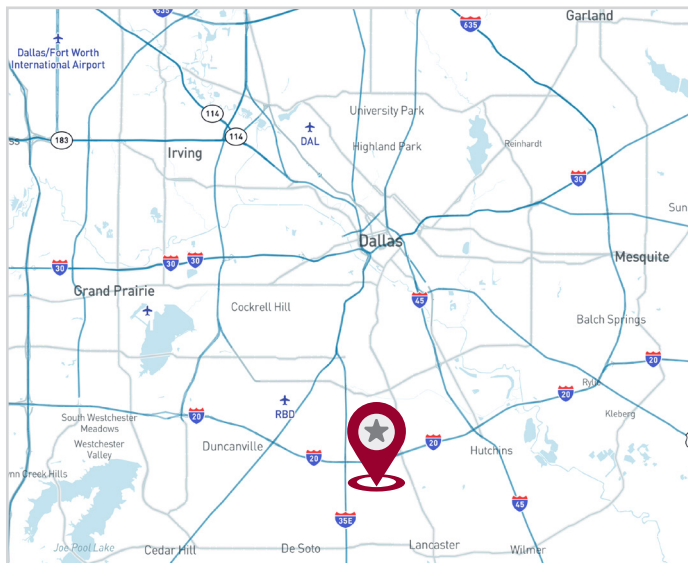
SHORT TERM SUBLEASE AVAILABLE

132,249 SF | DISTRIBUTION / OUTSIDE STORAGE FACILITY



PROLOGIS 3535 COMMERCE CENTER

3535 N Houston School Road | Lancaster, Texas 75134



AVAILABILITY HIGHLIGHTS

- 132,249 SF Total
- 3,952 SF Spec Office
- 36' Clear Height
- 19 Dock High Doors
- 1 Grade Level Doors
- ESFR Sprinkler System
- Front Load Distribution
- 30 Trailer Park Spaces
- 12-36 Month Term
- \$5.05/SF NNN

FOR LEASING INFORMATION:

Tom Walrich

twalrich@lee-associates.com
214.906.9720

LEASING:



OWNED BY:



SUBLEASE

The site plan shows a large rectangular building footprint of 185' x 300' 0". The building is divided into several sections: a large blue area labeled "LEASED", a smaller blue area labeled "LEASED", a yellow area labeled "LEASED", and a red-hatched area labeled "LEASED". The red-hatched area is further divided into sections labeled "60' 0\"", "30' 0\"", "48' 0\"", "36' 0\"", and "30' 0\"". The building is surrounded by parking spaces, with "47 TRAILER SPACES" on the left and "103 PARKING SPACES" at the bottom. The site is bounded by "SOUTH POINTE DRIVE" at the top, "DANIELDALE ROAD" at the bottom, and "NORTH HOUSTON SCHOOL ROAD" on the right. There are three "GATE" locations marked on the right side. An inset shows a detailed view of the "BREAK RM. 27'x19.5'" and "OPEN OFFICE 59'x45'" areas, with labels "M" and "W" indicating restrooms.



PROLOGIS®