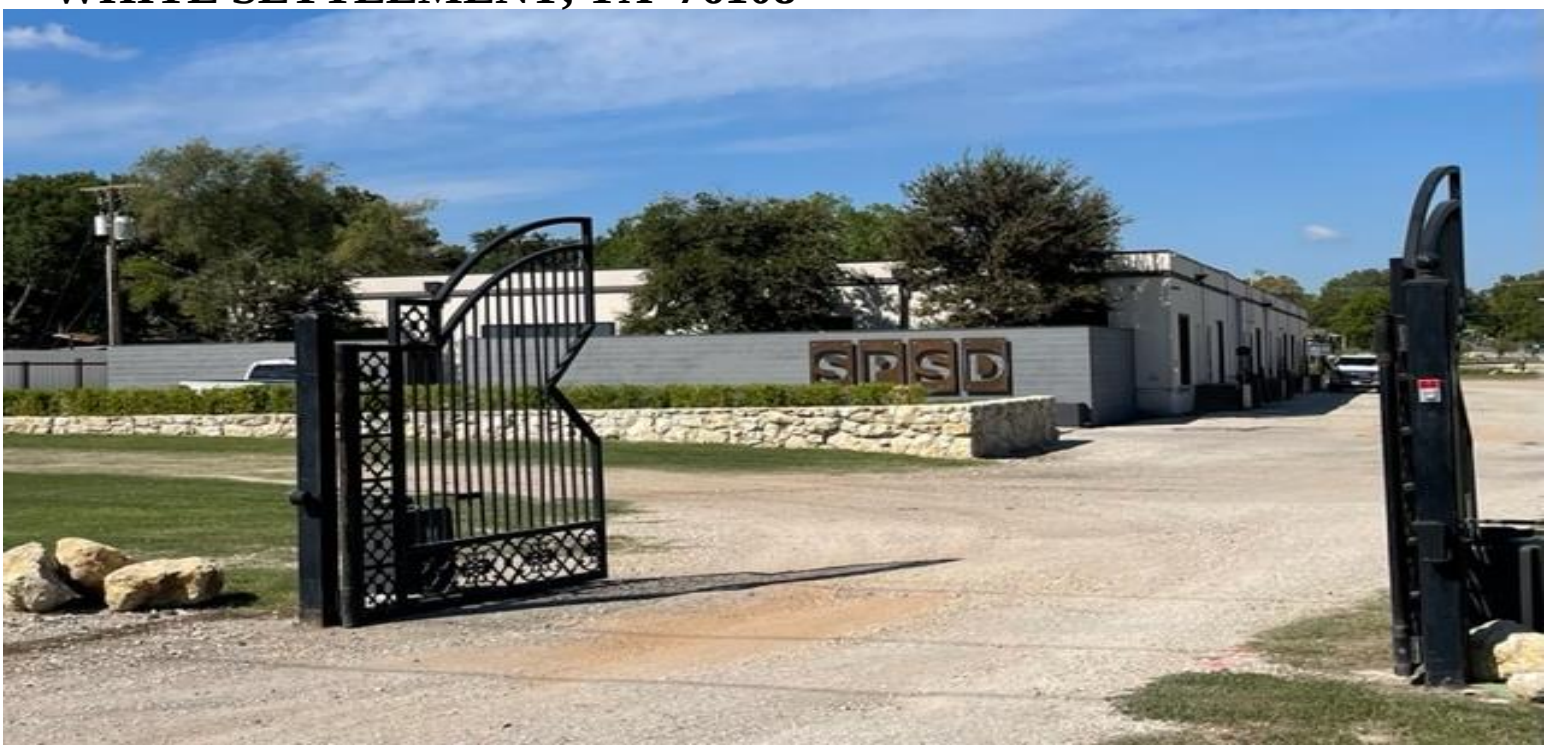
HUEY, INC.

FOR LEASE or FOR SALE

230 S GRANTS LANE
WHITE SETTLEMENT, TX 76108



Huey Investments, Inc. in association with Mark V Commercial, Inc. is pleased to present the property located at 230 S Grants Lane in White Settlement, TX For Sale or For Lease

LEASE OPTIONS:

- **4,000sf Warehouse ONLY For Lease at a rate of $10.00/sf NNN**
  - **50' X 80' with one dock door and one grade level door**
- **2,000sf Warehouse ONLY For Lease at a rate of $12.00/sf NNN**
  - **25' X 80' with one dock door and one grade level door**
- **4,000 sf Available For Lease at a rate of $15.00/sf NNN contiguous of:**
  - **Approximately 2,400 sf of luxury office**
  - **Approximately 1,600 sf of warehouse**
- **8,000 sf Available For Lease at a rate of $12.50/sf NNN contiguous of:**
  - **Approximately 2,400 sf of luxury office**
  - **Approximately 6,600 sf of warehouse**
- **Operating Expenses for 2023: $2.12/sf**
- **Zoned – Light Industrial**
- **Office remodeled in 2018**
- **12' clear height**
- **7 Grade Level Doors**

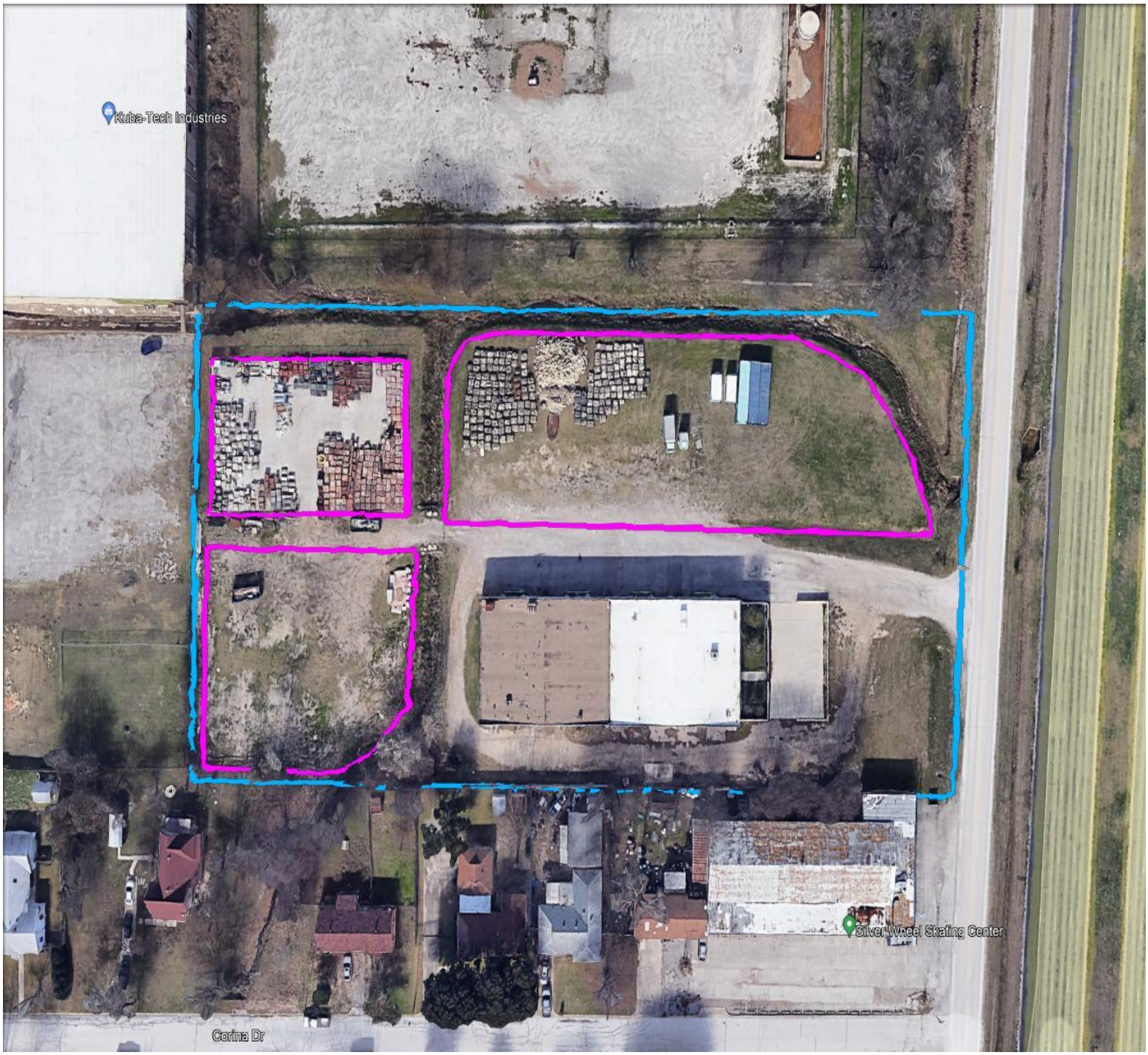
For Information, Contact:

DOUG HUEY
214-202-8246

- **7 Exterior Dock Doors**
- **Fenced and Culverts for security**
- **New Roof - 2020**
- **Outdoor Storage available:** ***15,000 sf fenced in concrete slab- $3.00 psf annually or $3,750 month***
  22,000 sf unfenced- $1.25 psf annually or $2,291.00 month
  43,560 sf (1 acre)- $1.50 psf annually or $5,445.00 month

SALES PRICE:

$175.00/sf or $2,800,000.00



HUEY, INC. * 4801 W Lovers Lane * Dallas, TX 75209-3137 * Phone: 214-202-8246* dhuey@hueyinvestments.com
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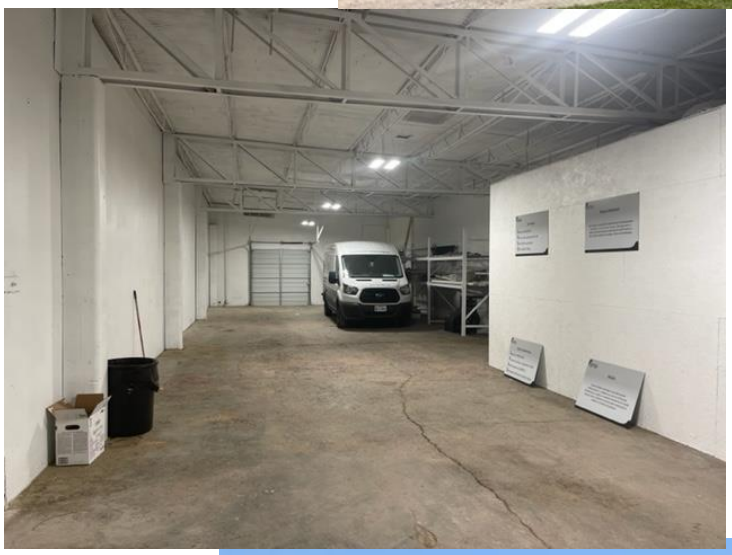

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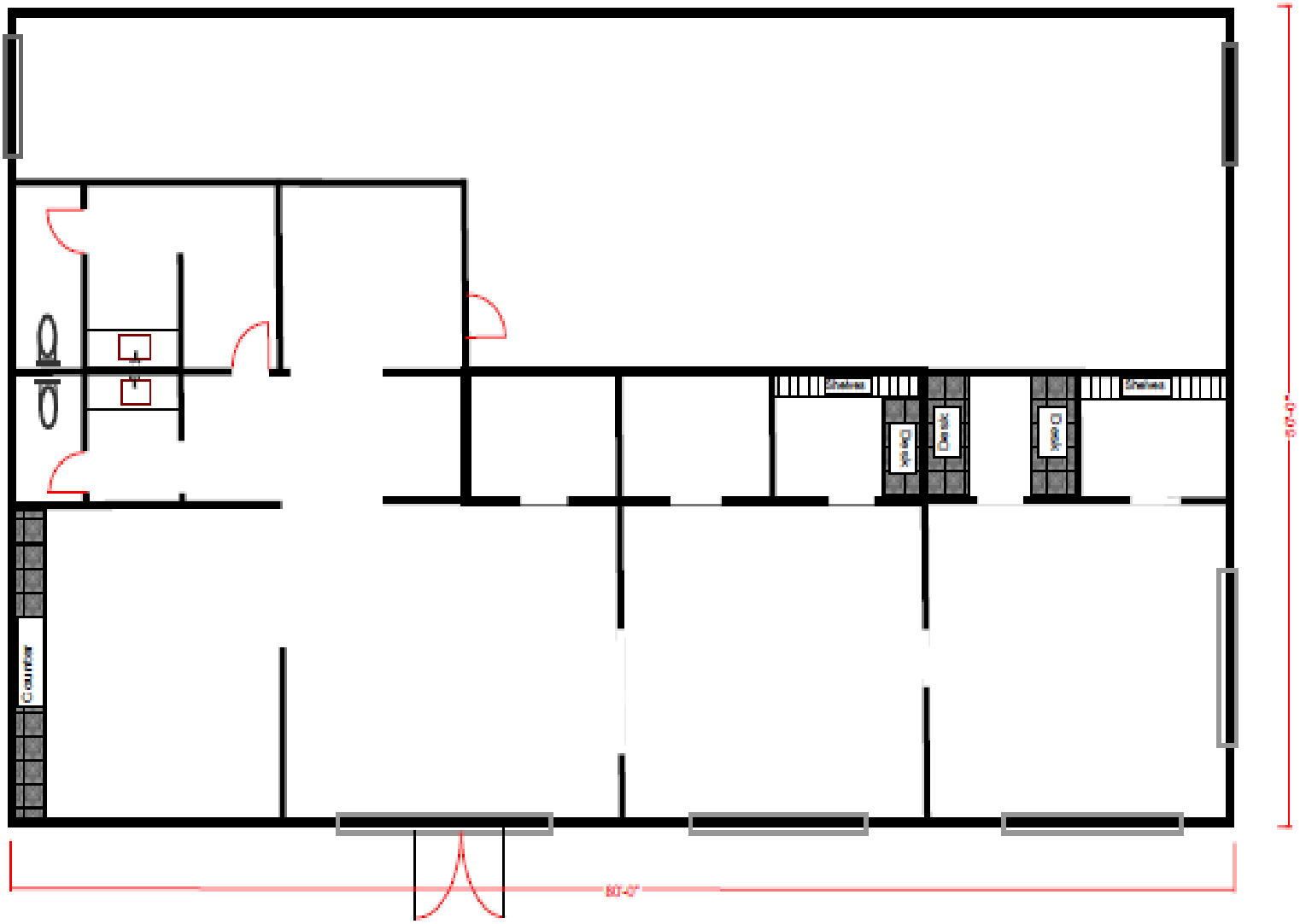
FLOOR PLAN

Luxury Office with Warehouse
50’ X 80’



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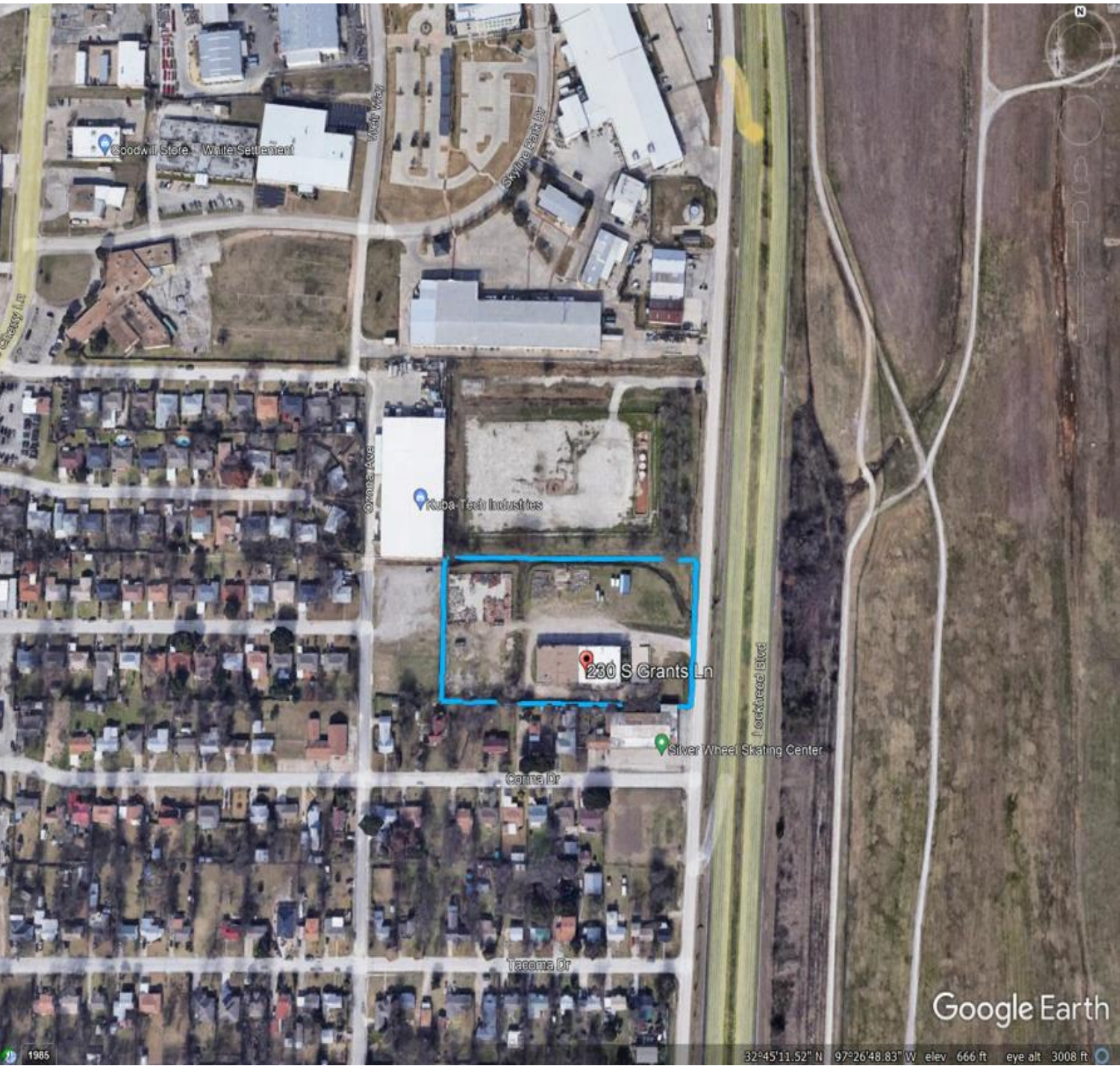
PROPERTY LOCATION



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