

# 68,200 - 136,400 SF w/ 4 AC of Paved Parking ★ SALE & LEASE

240 TIGER DR RHOME, TX 76078



**LANCARTE**  
COMMERCIAL

Sarah LanCarter CCIM SIOR  
817-228-4247  
[sarah@lancartecre.com](mailto:sarah@lancartecre.com)

Mark Boone  
817-715-4732  
[mboone@lancartecre.com](mailto:mboone@lancartecre.com)



# Industrial ★ SALE & LEASE

240 TIGER DR

LanCarteCRE.com



## PROPERTY FEATURES

- 68,200 - 136,400 SF Warehouse
- 5,100 SF Office
- 36' - 46' Clear Height
- 18 Dock High & 10 Grade Level Doors
- 25' Column Spacing
- 220-Foot Building Depth
- Heavy Power Available - 480 3-Phase (extensive amperage available)
- Land Area: 13.83 Acres
- Security Cameras
- Decel/Accel Lane - Longest on Hwy 114
- Building & Monument Signage Available
- No Zoning Restrictions

## LEASE RATE & SALE PRICE

Contact Broker

## LOCATION OVERVIEW

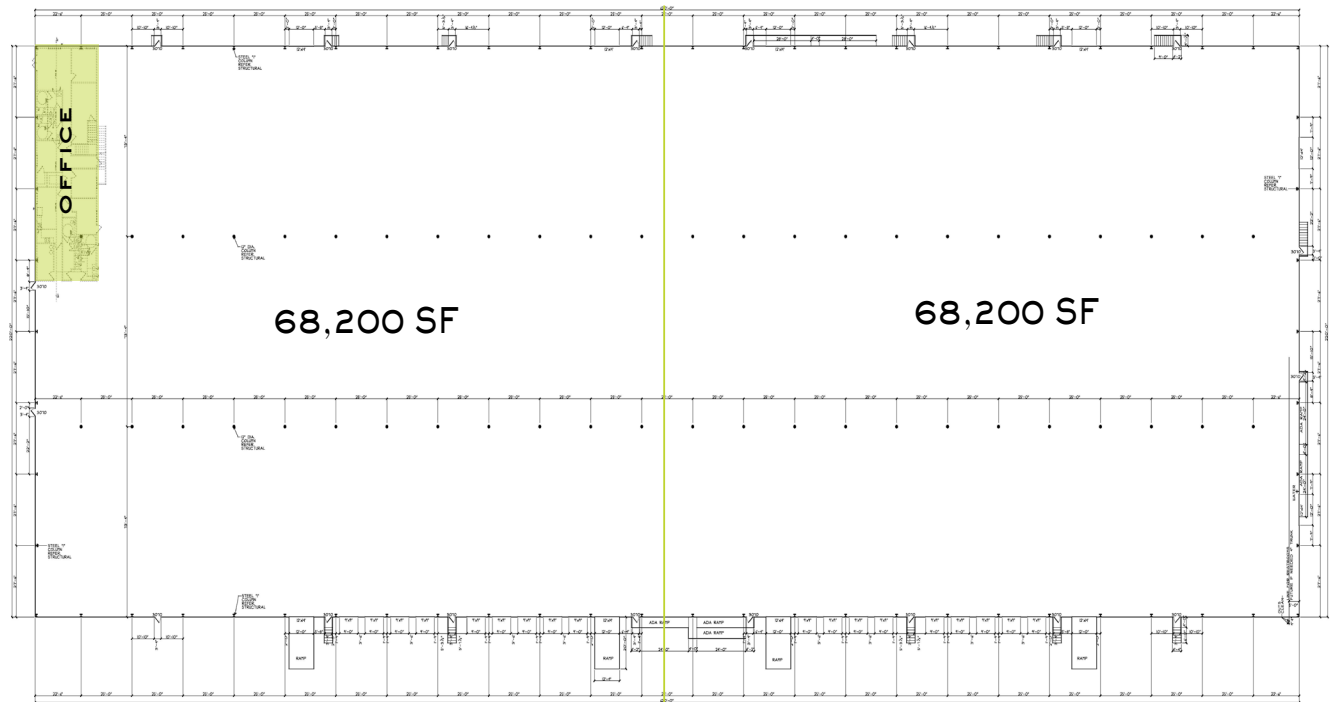
This property offers easy access to Highways 114, 35W, and 287, and located in one of the fastest-growing commercial and residential markets in the DFW Metroplex. It is conveniently located just 20 minutes away from Alliance Texas, an expansive 18,000-acre development by Hillwood. This area boasts an impressive 850,000 square feet of existing retail space, a global logistics hub, 2,000,000 square feet of Class A office space, and over 10,000 single-family homes, making it a hub of activity and opportunity.

# Industrial ★ SALE & LEASE

240 TIGER DR

LanCarteCRE.com

## FLOOR PLAN - WAREHOUSE



### WAREHOUSE PLAN

SCALE: 1/16"=1'-0"

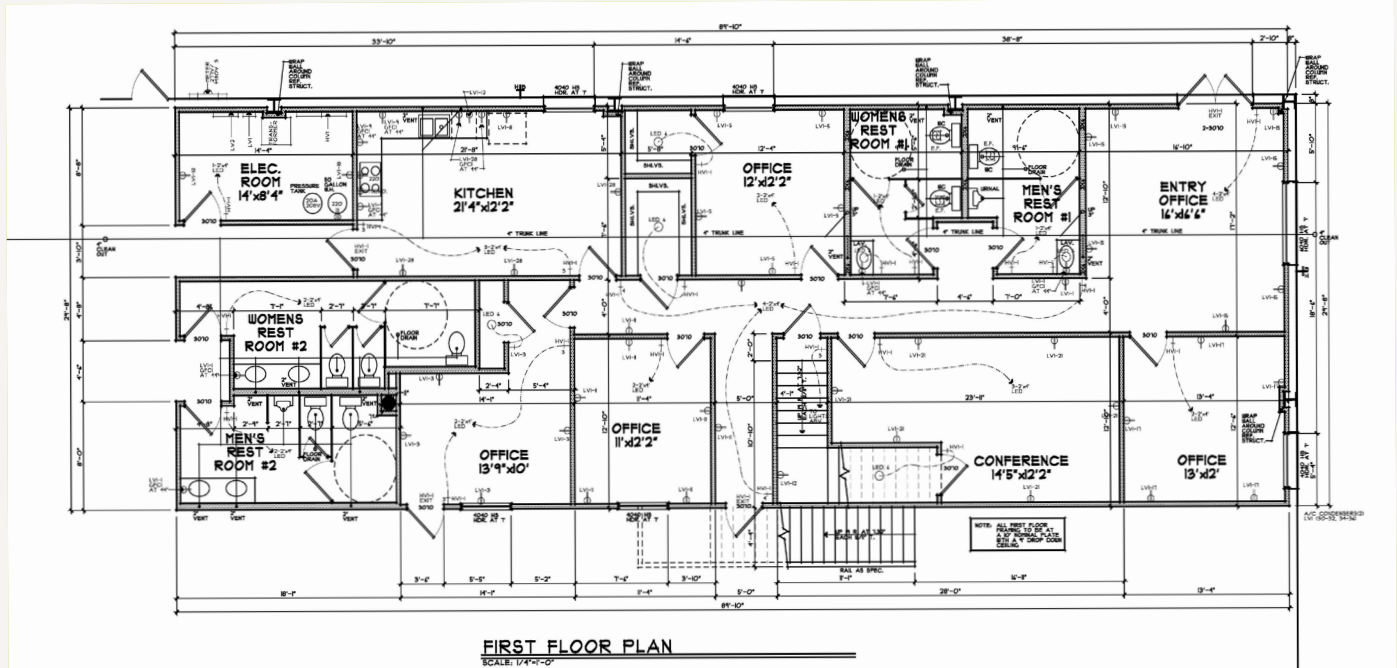
\* Office build-out would be necessary for the eastern side of the building

# Industrial ★ SALE & LEASE

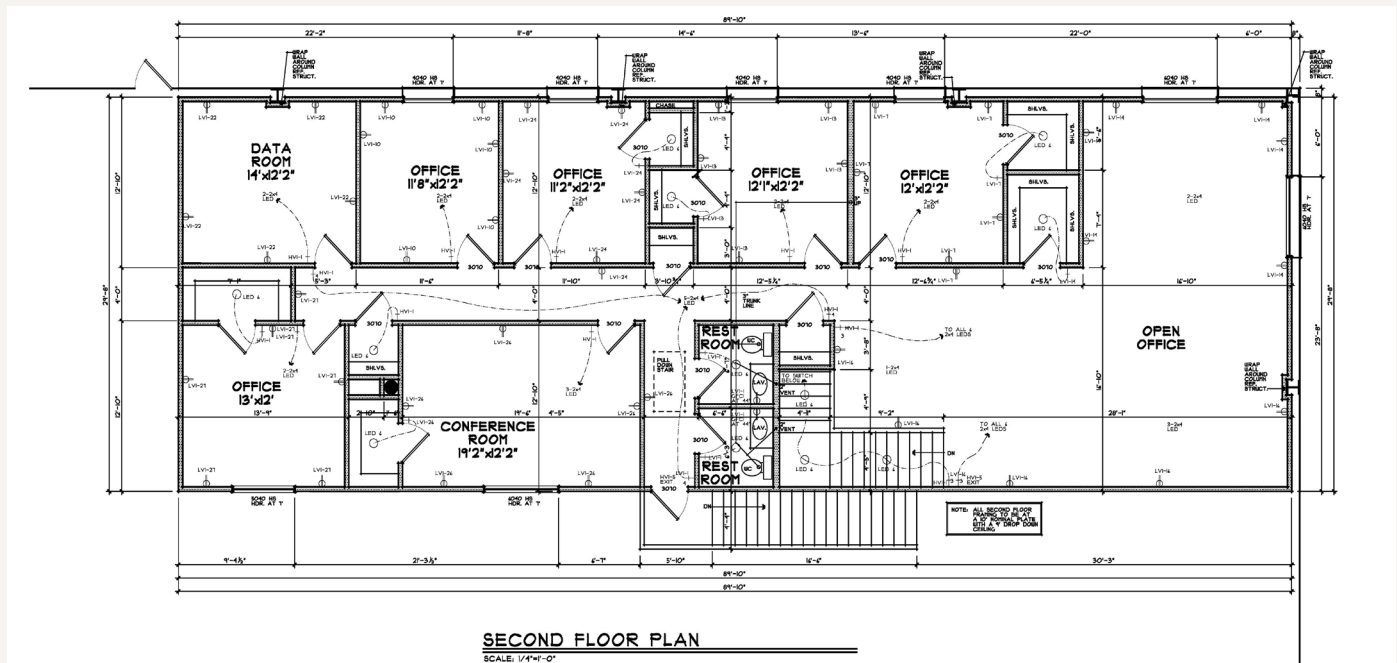
240 TIGER DR

LanCarteCRE.com

## 1ST FLOOR PLAN - EXISTING OFFICE



## 2ND FLOOR PLAN - EXISTING OFFICE





**Industrial ★ SALE & LEASE**  
240 TIGER DR

LanCarteCRE.com

PHOTOS - WAREHOUSE

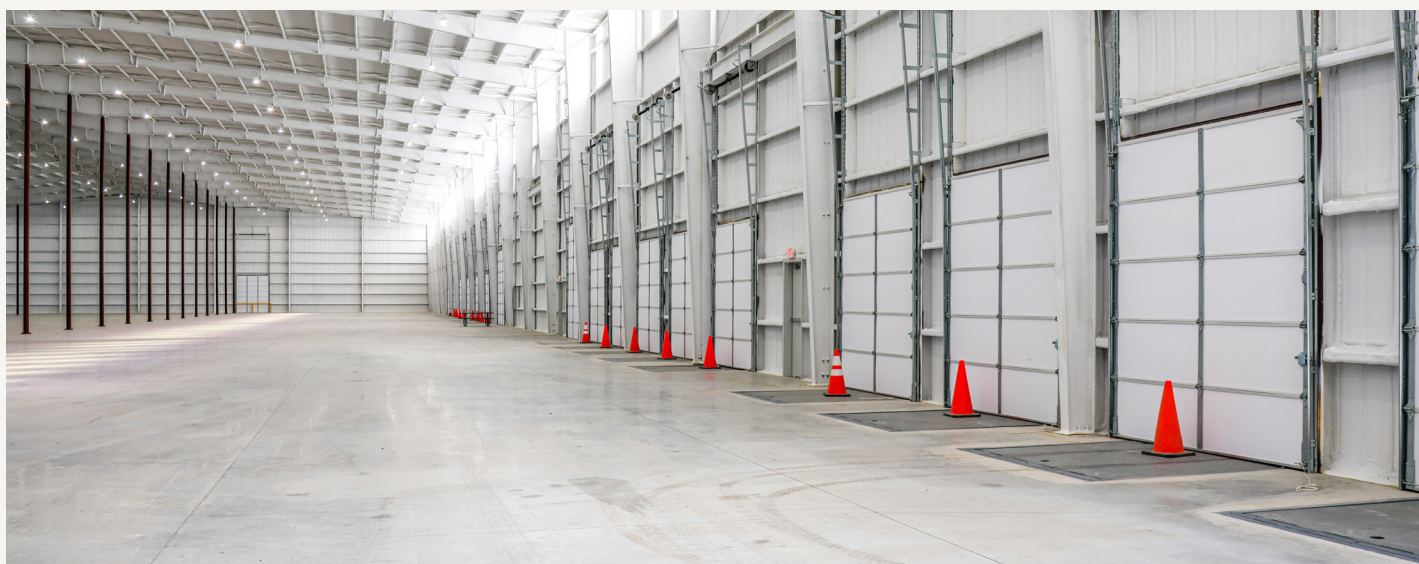
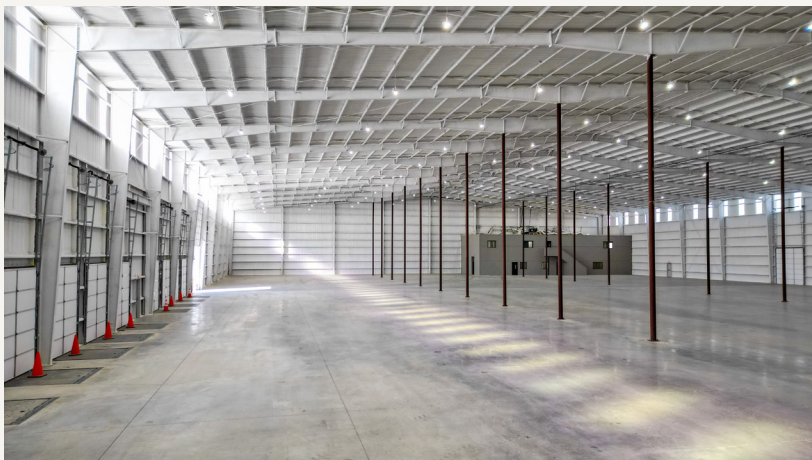




**Industrial** ★ SALE & LEASE  
240 TIGER DR

LanCarteCRE.com

PHOTOS - WAREHOUSE





**Industrial ★ SALE & LEASE**  
240 TIGER DR

LanCarteCRE.com

PHOTOS - OFFICE







# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

**Mark Boone**

817-715-4732 | [mboone@lancartecre.com](mailto:mboone@lancartecre.com)

**Sarah LanCarte CCIM, SIOR**

817-228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2024 LanCarte Commercial Real Estate, LLC.