



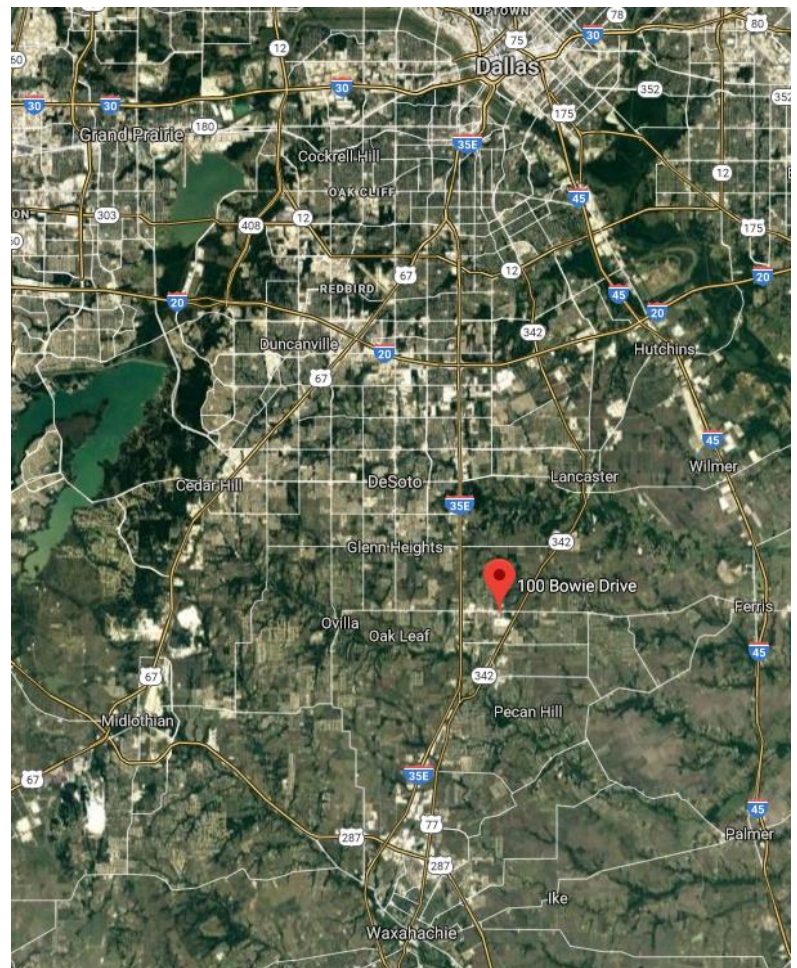
# 6 Acre Site Build-to-Suit Red Oak, TX

6 acre site approved for 117,000 square foot warehouse distribution center in Red Oak, TX. Great location immediately adjacent to Triumph Aerostructures. Will build-to-suit.



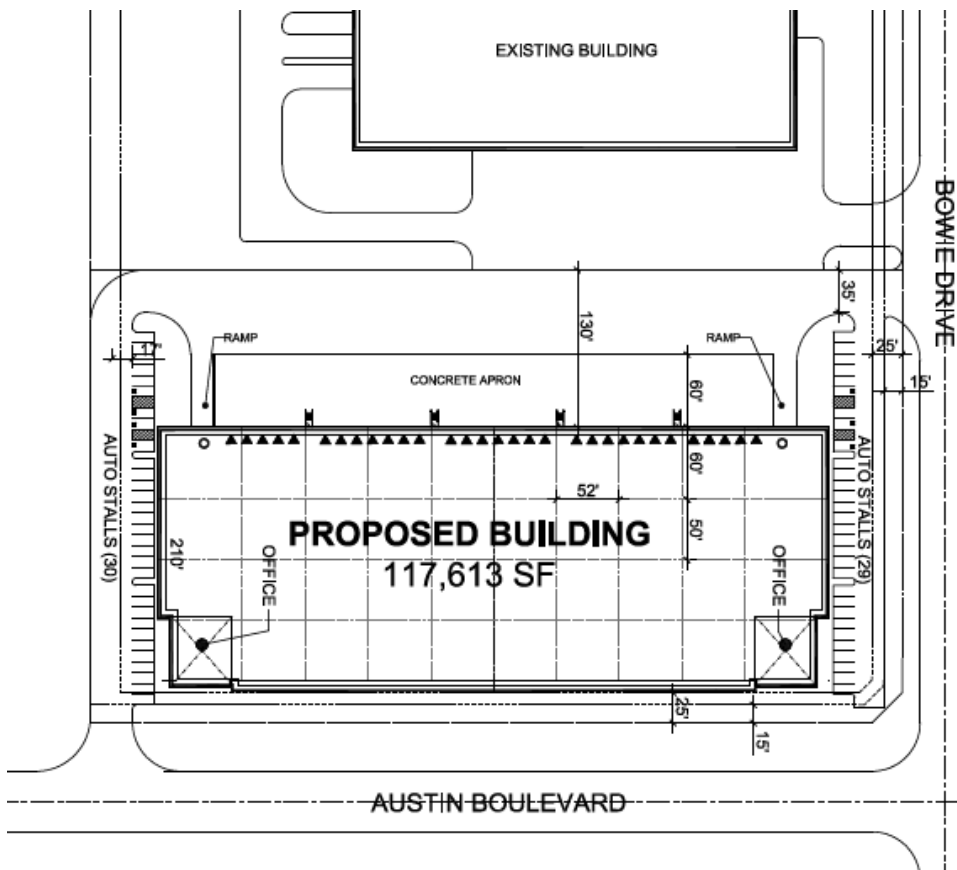
## 110 Bowie Drive

- Up to 117,000 SF
- 6 acre site
- 1.5 miles to I-35E
- 9 miles to I-35E & I-20
- Adjacent to Triumph AeroStructures





# 6 Acre Site Build-to-Suit Red Oak, TX



**PROJECT DATA:**

<b>SITE AREA:</b>	
GROSS: 5.779 AC (251,733 SF)	
NET: 4.89 AC (213,226 SF)	
(LESS SETBACKS)	
<b>BUILDING AREA:</b>	117,613 SF
<b>F.A.R.:</b>	.85 (NET)
<b>AUTO PARKING:</b>	59 STALLS 1/ 2000 SF
<b>DOCK DOORS:</b>	31
<b>GRADE LEVEL DOORS:</b>	2

**SITE LEGEND:**

- ◀ DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR