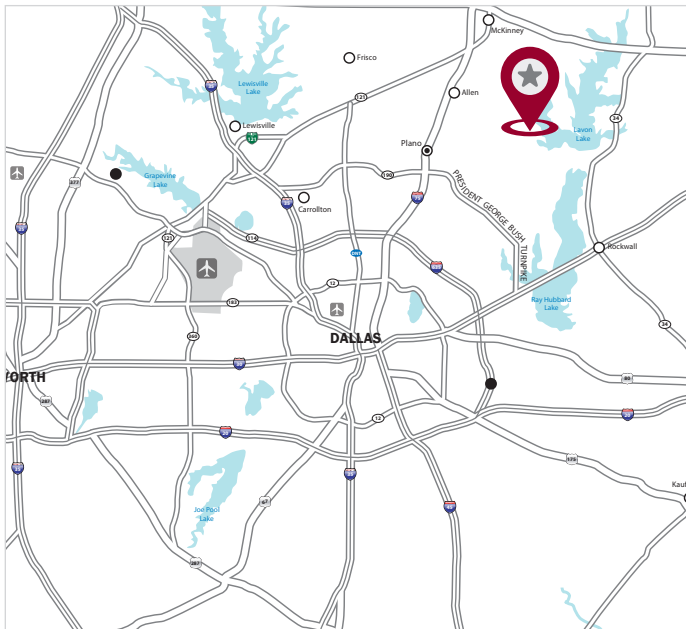


FOR SALE OR LEASE

2 BUILDINGS TOTALING 47,380 SF (28 SUITES)



1001-1011 SQUIRE DR | WYLIE, TX 75098



LISTING HIGHLIGHTS

AVAILABLE SF	47,380 (28 suites ranging from 1,380 to 2,447 SF) Building 1: 20,801 SF Building 2: 26,579 SF
YEAR BUILT	2023
CLEAR HEIGHT	24'
LOADING	1 (14'x14') Grade level door per suite
POWER	3 Phase Power
OFFICE FINISH	Shell
COMMENTS	<ul style="list-style-type: none">• Owner is open to selling suites individually or as a package.• Sprinklered• Seller shall deliver the space in shell condition with one restroom.• Q3 2023 Delivery

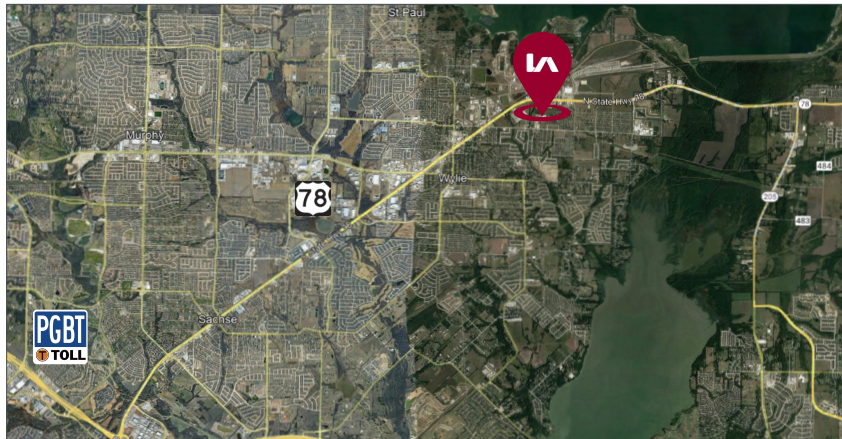
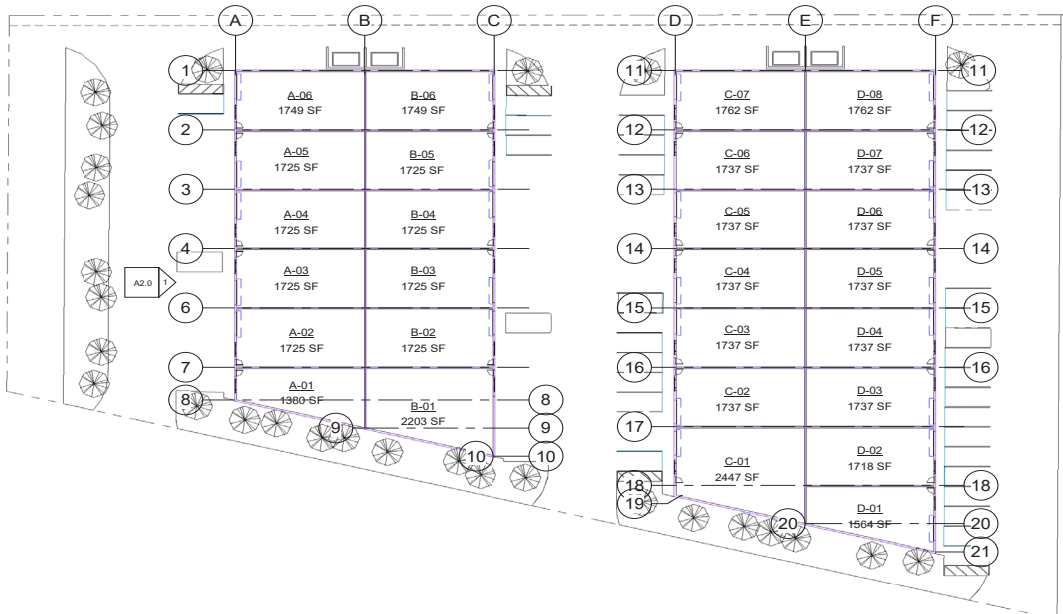
47,380 SF

FOR SALE OR LEASE



1001 SQUIRE

1011 SQUIRE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.