

# Office - Rowlett, TX



## 4206 Dalrock Road B Or C, Rowlett, TX, 75088

Offered at \$2,600

Looking for a great location with a high daily traffic count...this is the one! Surrounded by high density single family housing, close proximity to the lake and I-30. Next door to established Dry Cleaning business. This is 1 of 4 units. One corner unit will be an OBGYN Clinic. The building is currently being divided into 4 shell units. There are 30 open parking spaces and 2 Handicap parking spaces. The Base lease rate is \$2,600, \$1.68sf month or \$20.16 year. The total NNN lease rate is \$2.06sf month or \$24.67sf year.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.82 acre (lot size)

Built: 2006



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