



# Flexd Business Park

INDUSTRIAL FLEX FOR LEASE

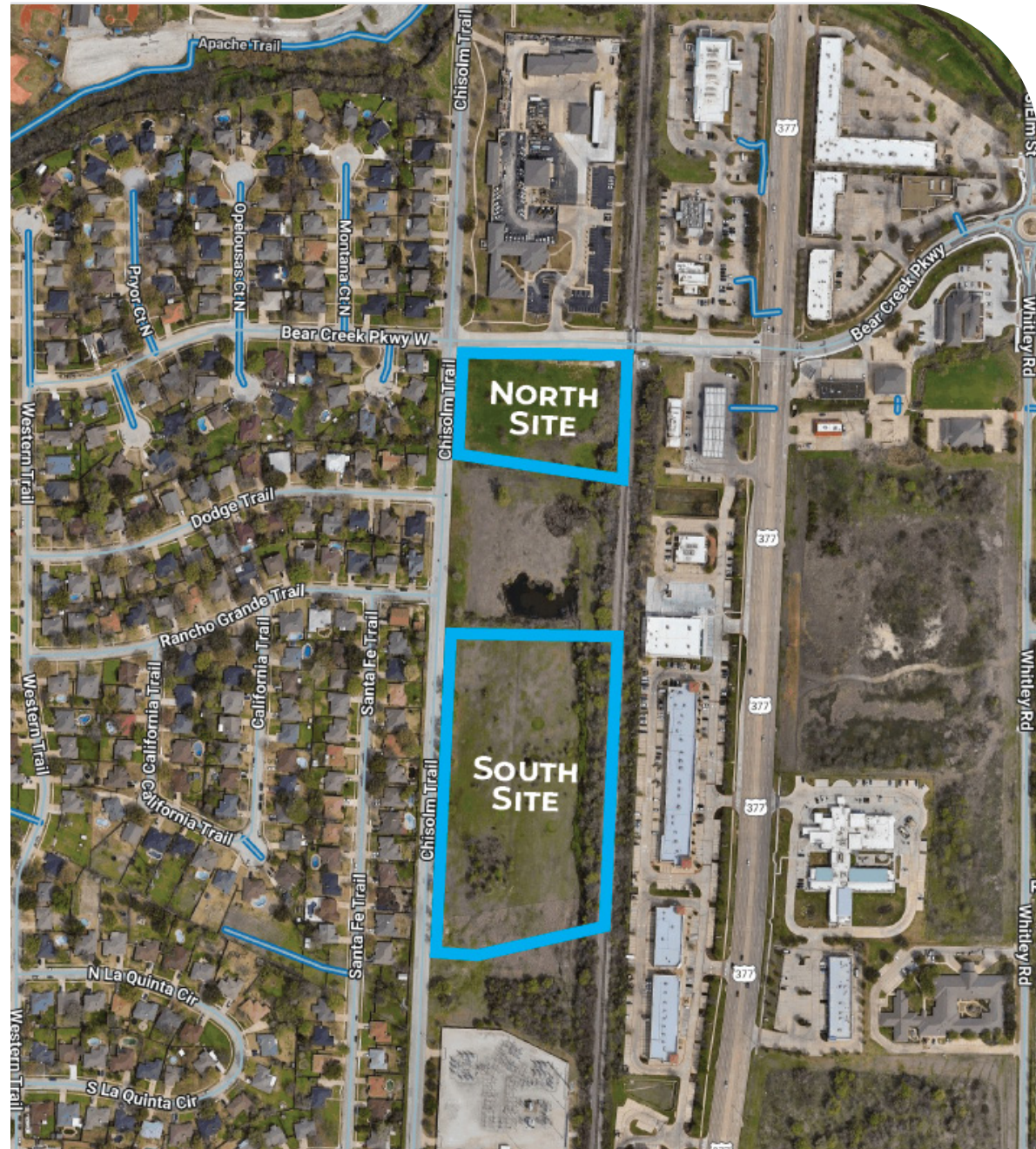
150 Bear Creek Parkway W  
777 Chisholm Trail  
Keller, TX 76248



# Flexd Business Park

## SPACE DETAILS

- New Development Available Q4 2026
- Suite Sizes: 3,400 SF - 20,000 SF
- Heavy Power  
3-Phase 480/277 125 AMP  
208/120V 100 AMP Panels
- 20' Clear Height  
High Pile Storage Space "Available"
- Two (2) Grade Level Overhead Dock Doors Per Space  
12' Wide x 14' Tall
- 626 SP Of Spec Office  
(Build to Suite Office Available)
- Fully Sprinklered
- On-Site Truck Well | Dock Level Loading Area



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 Transwestern

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# Tenant Amenities

## PROPERTY INFORMATION

- On-Site Forklift Rentals Available
- Fiber Internet Provided
- Electric Heat (No Gas) at Office, Option for Conditioned Warehouse
- Building and Monument Signage Available



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## PROPERTY INFORMATION

- Access Card Reader Entries
- Full onsite security with audible and AI integration cameras
- Outdoor seating areas with cornhole, pingpong tables, and pergolas
- Dumpster Service, Janitorial, and Pest-Control Services Included



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# Site Plan

Building 1	
SUITES	SQFT
SUITE 1	15,200 SF
SUITE 2	9,215 SF
OWNER MANAGED	266 SF
<b>Total</b>	<b>24,681 SF</b>

Building 2	
SUITES	SQFT
SUITE 1	2,718 SF
SUITE 2	3,657 SF
SUITE 3	3,905 SF
SUITE 4	3,861 SF
SUITE 5	3,670 SF
OWNER MANAGED	225 SF
<b>Total</b>	<b>18,036 SF</b>



150 BEAR CREEK SITE PLAN

Scale: 1" = 50'



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# Site Plan

Building 1	
SUITES	SGFT
SUITE 1	3,609 ft <sup>2</sup>
SUITE 2	3,724 ft <sup>2</sup>
SUITE 3	3,765 ft <sup>2</sup>
SUITE 4	3,724 ft <sup>2</sup>
SUITE 5	3,655 ft <sup>2</sup>
Owner Managed	188 ft <sup>2</sup>
<b>Total</b>	<b>18,665 ft<sup>2</sup></b>

Building 2	
SUITES	SGFT
(OCCUPIED) SUITE-1	8,588 ft <sup>2</sup>
(OCCUPIED) SUITE-2	2,510 ft <sup>2</sup>
SUITE 3	3,724 ft <sup>2</sup>
SUITE 4	3,659 ft <sup>2</sup>
Owner Managed	184 ft <sup>2</sup>
<b>Total</b>	<b>18,665 ft<sup>2</sup></b>

Building 3	
SUITES	SGFT
SUITE 1	3,925 ft <sup>2</sup>
SUITE 2	3,882 ft <sup>2</sup>
SUITE 3	3,890 ft <sup>2</sup>
SUITE 4	3,904 ft <sup>2</sup>
SUITE 5	5,254 ft <sup>2</sup>
SUITE 6	5,254 ft <sup>2</sup>
SUITE 7	3,904 ft <sup>2</sup>
SUITE 8	3,890 ft <sup>2</sup>
SUITE 9	3,882 ft <sup>2</sup>
SUITE 10	3,972 ft <sup>2</sup>
STORAGE 1	999 ft <sup>2</sup>
STORAGE 2	293 ft <sup>2</sup>
Owner Managed	567 ft <sup>2</sup>
<b>Total</b>	<b>43,616 ft<sup>2</sup></b>

Building 4	
SUITES	SGFT
SUITE 1	3,494 ft <sup>2</sup>
SUITE 2	3,563 ft <sup>2</sup>
SUITE 3	3,570 ft <sup>2</sup>
SUITE 4	3,562 ft <sup>2</sup>
SUITE 5	3,555 ft <sup>2</sup>
SUITE 6	3,555 ft <sup>2</sup>
SUITE 7	3,555 ft <sup>2</sup>
SUITE 8	3,563 ft <sup>2</sup>
SUITE 9	3,570 ft <sup>2</sup>
SUITE 10	3,563 ft <sup>2</sup>
SUITE 11	3,583 ft <sup>2</sup>
Owner Managed	483 ft <sup>2</sup>
<b>Total</b>	<b>39,616 ft<sup>2</sup></b>



777 CHISHOLM TRAIL SITE PLAN  
Scale: 1" = 100'



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NORTH SITE FEATURES	
TOTAL SITE AREA	135,753 SF
TOTAL BUILDING AREA	41,212 SF
TOTAL OPEN AREA	37,352 SF
OPEN AREA PERCENTAGE	27.5%
PARKING PROVIDED	59
Parking Required	53

**TRUCK-WELL LOADING**



**FORKLIFT RENTAL**

SOUTH SITE FEATURES	
TOTAL SITE AREA	333,543 SF
TOTAL BUILDING AREA	118,952 SF
TOTAL OPEN AREA	68,691 SF
OPEN AREA PERCENTAGE	20.6%
PARKING PROVIDED	125
Parking Required	103

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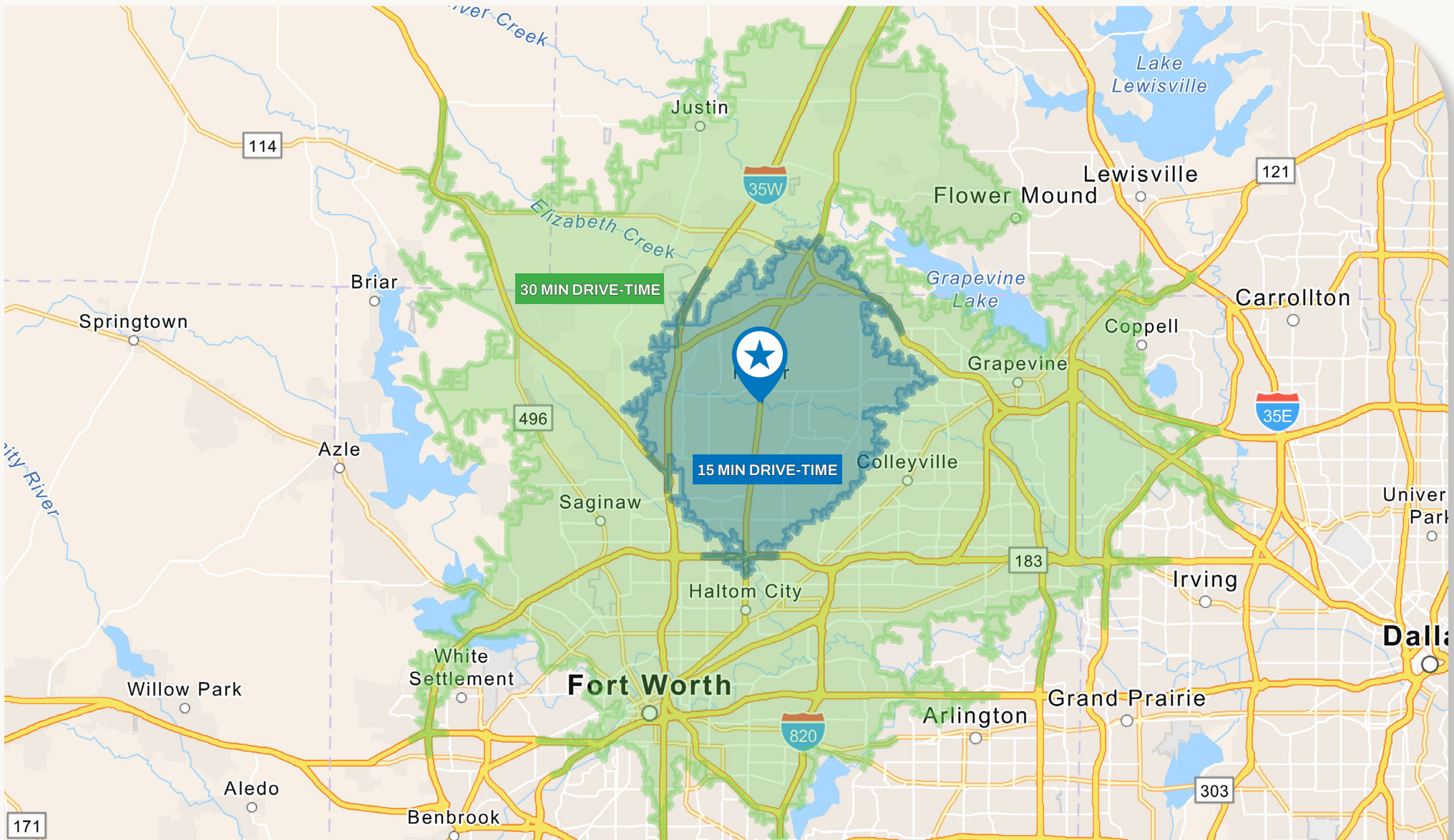
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# Get in Touch

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