

4405 Industrial St, Rowlett, TX



3,528 SF Flex Space Available For Lease Now
Newly Updated 672 SF Office/Showroom
Two Brand-New Grade-Level Roll-Up Doors
Prime Rowlett Industrial Corridor Location
0.24-Acre Paved Lot w/ Outdoor Storage Potential
Near SH-66, PGBT, & Downtown Rowlett

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Property Overview

4405 Industrial Drive presents a 3,528-square-foot flex property lease opportunity in Rowlett's established industrial corridor, featuring 672 square feet of updated office/showroom space and 2,856 square feet of warehouse/shop space.

Listed By:
Shane Hendrix | 214.460.8926



Property Overview

Positioned within Rowlett's established industrial corridor, 4405 Industrial Drive offers 3,528 square feet of versatile flex space for lease, designed to accommodate a variety of business, service, showroom, warehouse and light industrial uses. The building includes approximately 672 square feet of updated office/showroom space and 2,856 square feet of warehouse/shop area.

The office area features new luxury vinyl plank flooring, fresh paint, an open reception area with dual entry doors and two updated ADA-compliant restrooms with motion-sensor lighting. The warehouse is equipped with heating units and two new 12' x 10' grade-level overhead roll-up doors, with warehouse access on both sides of the building for added functionality and flexibility.

Situated on approximately 0.24 acres, the property is fully paved and includes potential outdoor storage space along the west side of the building. Located just off SH 66 near President George Bush Turnpike, the property offers easy access across DFW, with Downtown Rowlett and the Rowlett DART station less than a mile away.

Contact Shane Hendrix for more information: 214.460.8926

Size	3,528 SF
Acres	0.24 Acres
Warehouse Size	2,586 SF
Office/Showroom Size	672 SF
Construction	Concrete
Drive Ins	Two (12'x10')
Zoning	Light Industrial
Parcel ID	44016550030110000



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Office/Showroom & Restrooms



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Warehouse/Shop Space

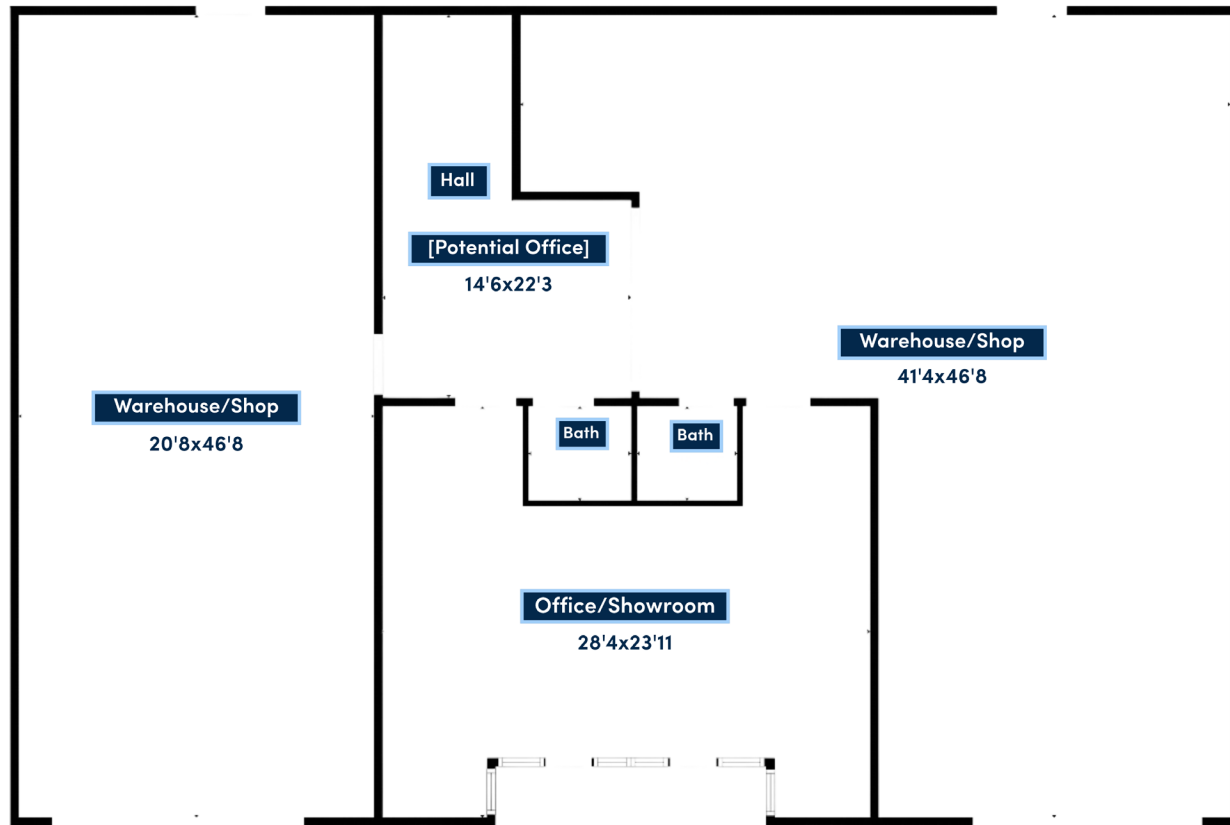


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Site Plan & Highlights

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Floor Plan

- 3,528 SF Flex for Lease
- 672 SF Office/Showroom Space
- 2,586 SF Warehouse Space
- Two New 12'x10' Roll-Up Doors
- Updated Offices Finishes
- Two ADA-Compliant Restrooms
- Fully Paved 0.24-Acre Site
- Near SH 66 & PGBT

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Location Overview

Rowlett, Texas is a growing Dallas–Fort Worth suburb with a strong residential base, expanding commercial activity, and excellent regional connectivity via President George Bush Turnpike, I-30, and SH-66.

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Rowlett, Texas: Emerging East DFW Economic Hub

Rowlett, TX Overview

Rowlett, Texas is a growing Dallas–Fort Worth suburb with a strong residential base, expanding commercial activity, and excellent regional connectivity via President George Bush Turnpike, I-30, and SH-66. Its proximity to major employment centers, healthcare anchors, and Lake Ray Hubbard continues to support population growth, business investment, and demand for retail, office, and service-oriented space. The city reported 53 new businesses and 358 new jobs in FY2025, along with 28 new commercial building permits—double the number issued the prior year. Rowlett is also advancing several major commercial and employment-focused developments, including the Lakeview Business District, a planned 1.7-million-square-foot light industrial and office project within the city's North Shore area. Healthcare, advanced manufacturing, professional services, and technology are among the industries Rowlett is actively targeting for future growth. The city also benefits from DART Blue Line service, convenient highway access, and a location approximately 26 minutes from Downtown Dallas, helping connect businesses and residents to the broader DFW economy.

217,279

2026
Population
15 MIN-ESRI

\$139,550

Average HH
Income
15 MIN-ESRI

76,617

Total
Households
15 MIN-ESRI

832,000

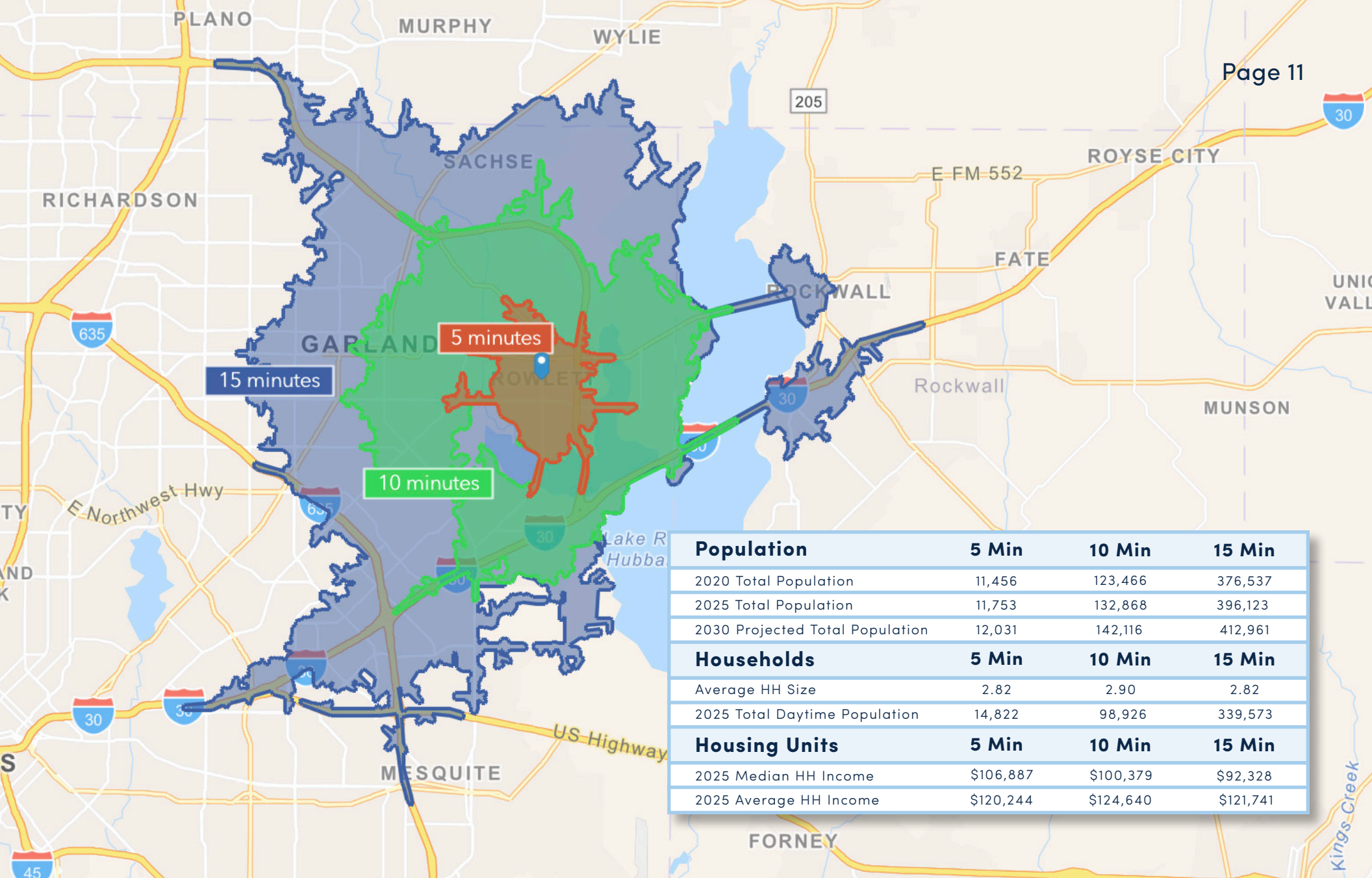
Workforce
15 Mile Radius
(Rowlett EDC)





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Population	5 Min	10 Min	15 Min
2020 Total Population	11,456	123,466	376,537
2025 Total Population	11,753	132,868	396,123
2030 Projected Total Population	12,031	142,116	412,961
Households	5 Min	10 Min	15 Min
Average HH Size	2.82	2.90	2.82
2025 Total Daytime Population	14,822	98,926	339,573
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$106,887	\$100,379	\$92,328
2025 Average HH Income	\$120,244	\$124,640	\$121,741

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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