

2111 west walnut hill

IRVING, TEXAS • 75038

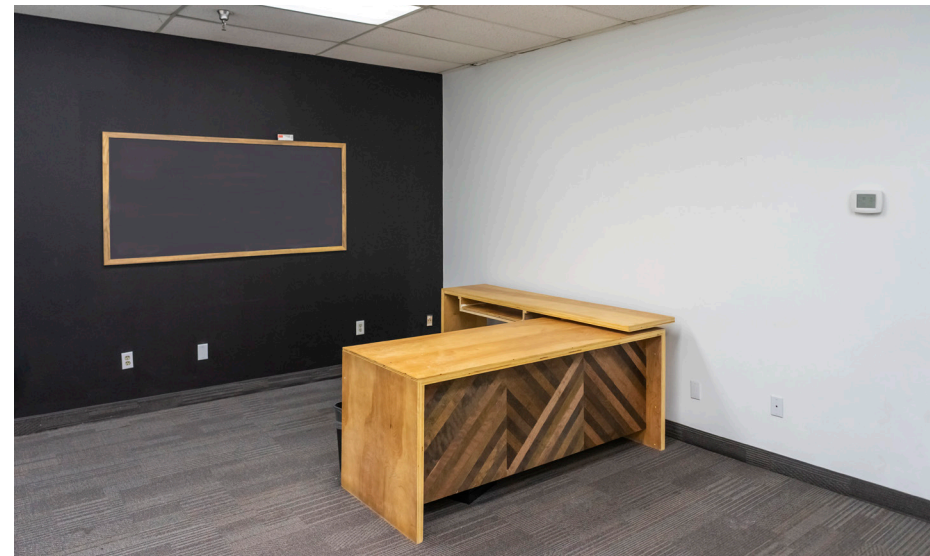
YOUR LOGO HERE

±81,089 SF FLEX BUILDING | FOR SALE OR LEASE

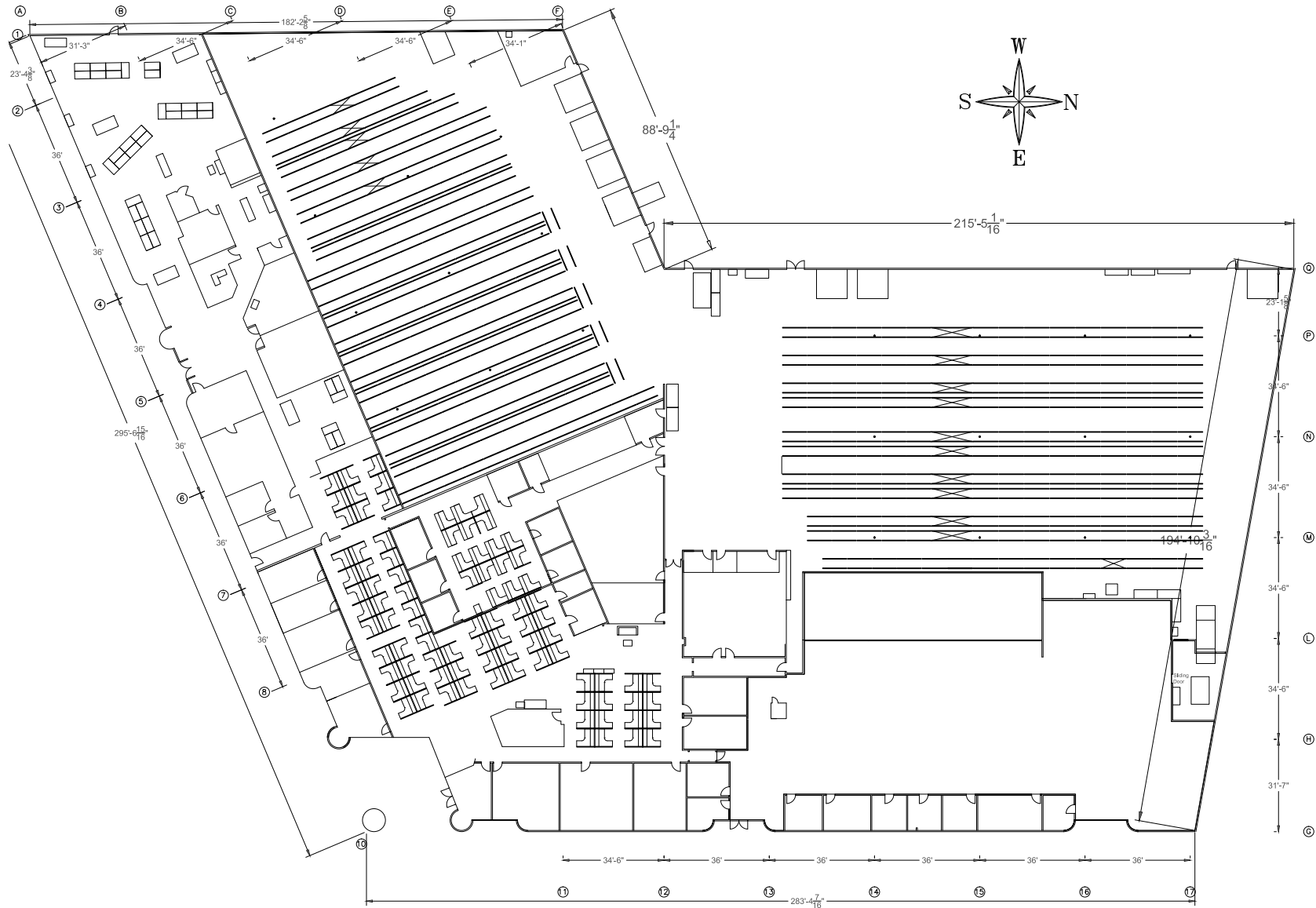
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BUILDING FACTS

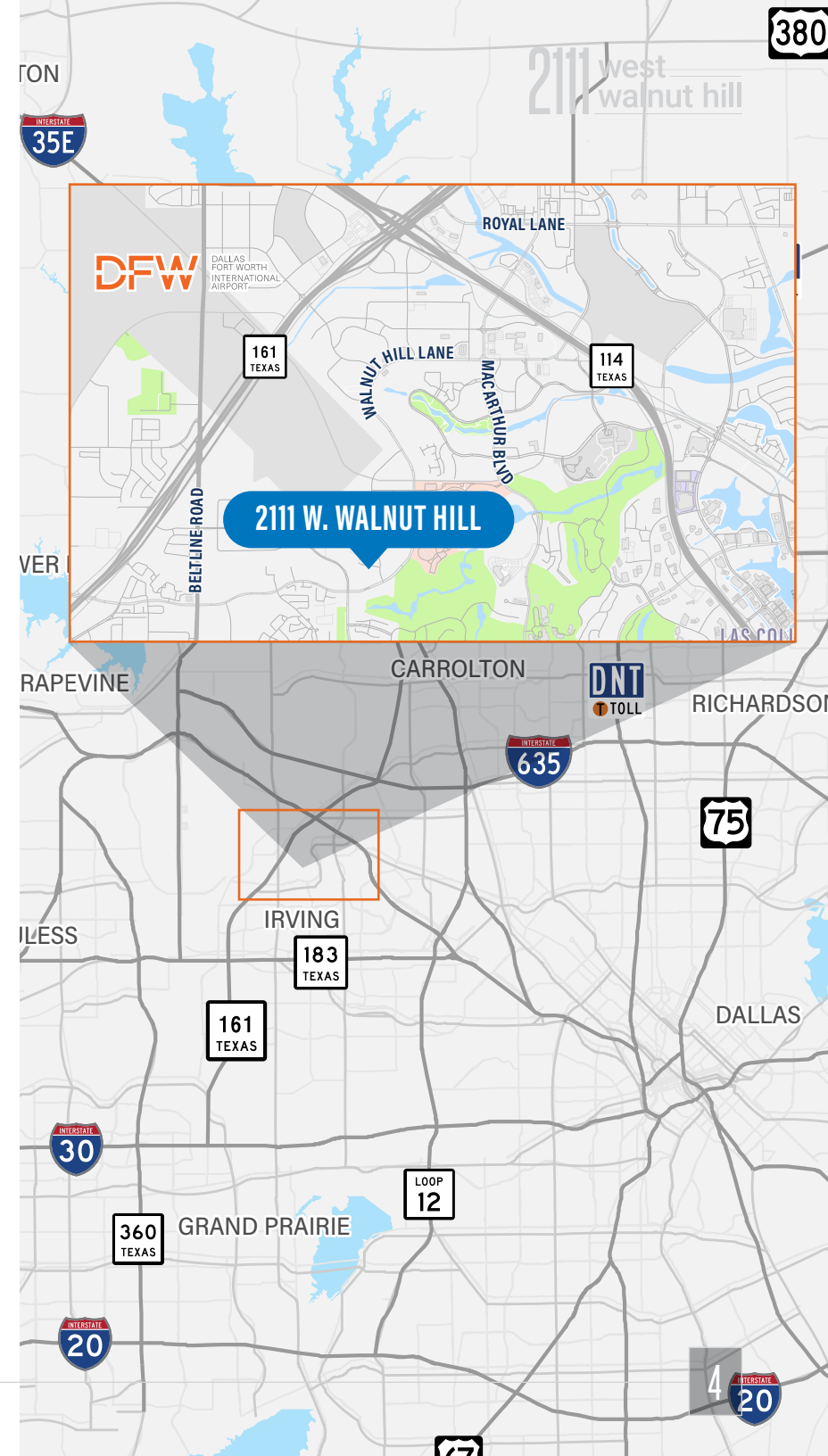
Building Size:	± 81,089 SF Total ± 38,557 SF (Air-conditioned Office/Production area) ± 42,532 SF (Warehouse)
Acreage:	± 5.684 Acres (247,593 SF)
Year Built:	1979
Clear Height:	20'
Zoning:	PUD 4024
Parking:	230 surface spaces (2.84/1000)
Loading Doors:	7 Dock Doors
Secured Truck Court:	145' depth
Roof:	TPO single-ply membrane over 2" rigid insulation and ½" HD cover board, R-30 minimum (2019). 20 year NDL (no dollar limit) certified warranty, 2 year labor warranty
Electricity:	1,140 amp; 277/480 volt; 3 phase 4 wire service
Sale Price:	\$75.00/SF (+/- \$6,081,675) (subject to change without prior notice)
Lease Price:	\$6.50 NNN (+/- \$1.35 estimated OPEX + E + J)



FLOOR PLAN



SITE PLAN AND LOCATION



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FOR ADDITIONAL INFORMATION

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