

Warehouse Space for Lease

Available starting on 2/1/2021

Contact Jim @ 469-230-0084, anlinji@gmail.com

Address: 11271 Leo Ln, Dallas, TX 75229 (the place is in Harry Hines Business Corridor, very close to I-35E and I-635 freeways; it is next to a light rail)

Size: Approximately 9360 square feet out of a 22,260 square feet warehouse building

Percent Office Finished: ~15%

Land Area: 1.023 acres (44,540 sqft)

Building Type: One-story masonry building

Clear Height: 18 feet

Loading Dock Doors: 2

Ramp Doors: 1

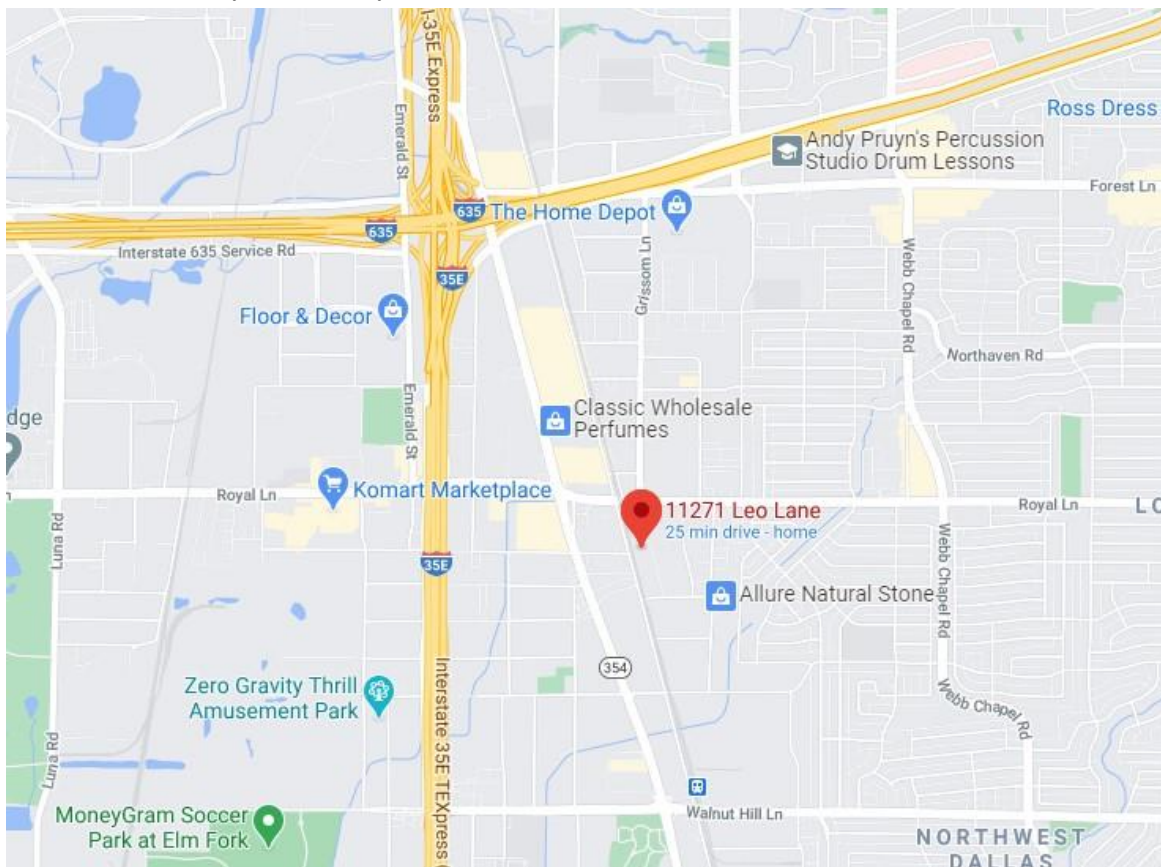
Parking Lot Size: ~20 parking spaces

Lease Type: Triple Net (NNN)

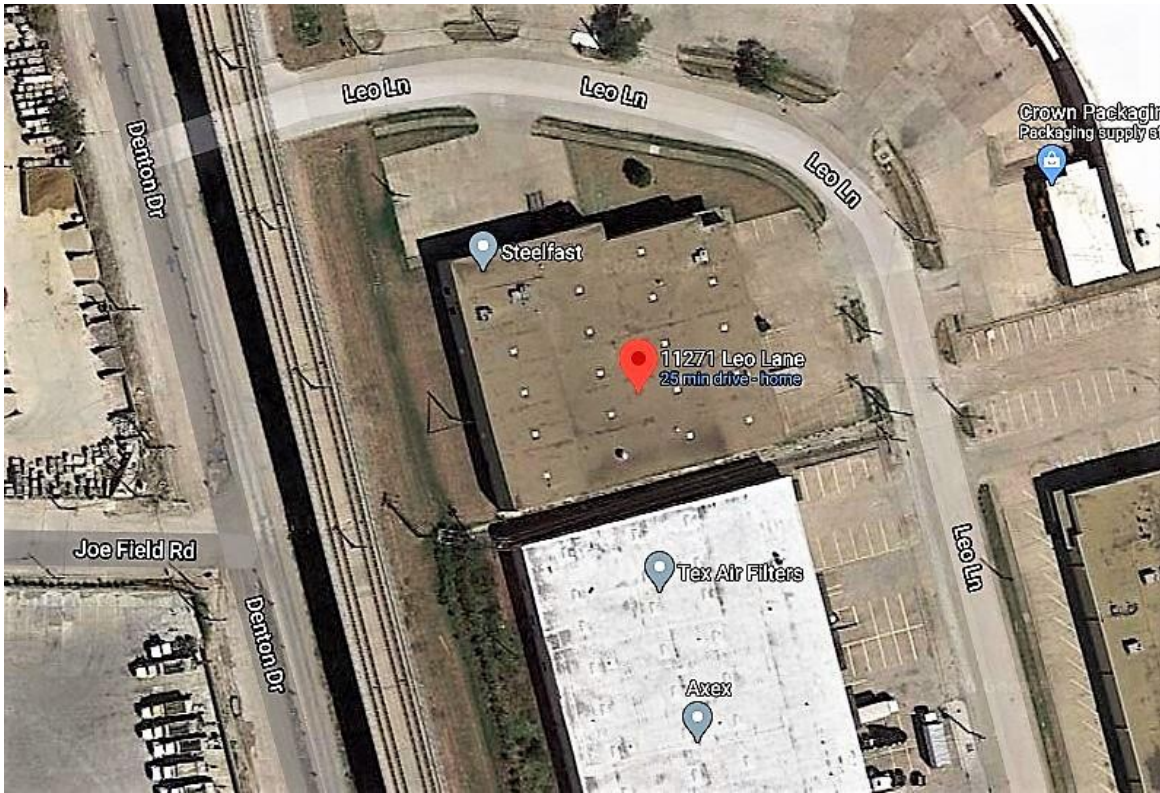
Leasing Term: 3 to 5 years

Base Rent Rate: \$6.25/\$6.30 per year per sqft for 5 and 3 year leasing terms, respectively

Additional Rent: Tax, insurance, and CAM



The property is in Harry Hines area, close to I-35E and I-635 freeways and light rail



An air view of the building



North and east sides of the warehouse



East side view showing ramp and parking lot



East side (front) view with "For Lease" sign



North side of the warehouse