

FOR LEASE

4012 W. ILLINOIS AVE., DALLAS, TX 75211
± 110,800 SF WITH ADDITIONAL 4.33 ACRES OF OUTSIDE STORAGE

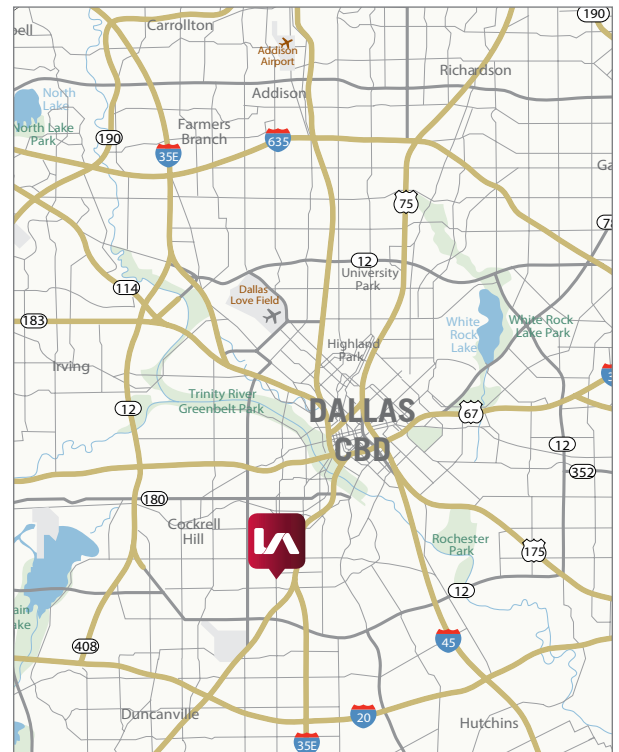


LISTING DATA

Available Building 2: ± 110,800 SF
Office SF: 10,014 SF
Additional Land: 4.33 Acres
Clear Height: 14' - 25'
Zoning: Light Industrial
Comments: 1400 amps/3 phase
Power Cranes: 3 (Ten-ton), 1 (Five-ton)
1 Existing Paint Booth
T-5 Lights in Warehouse
New roof in 2017!

ECONOMIC DATA

Lease Rate: \$2.60 NNN
Estimated OPEX: \$.75 psf
Purchase Price: The 2 building, 224,600 SF complex is also available for sale



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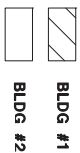
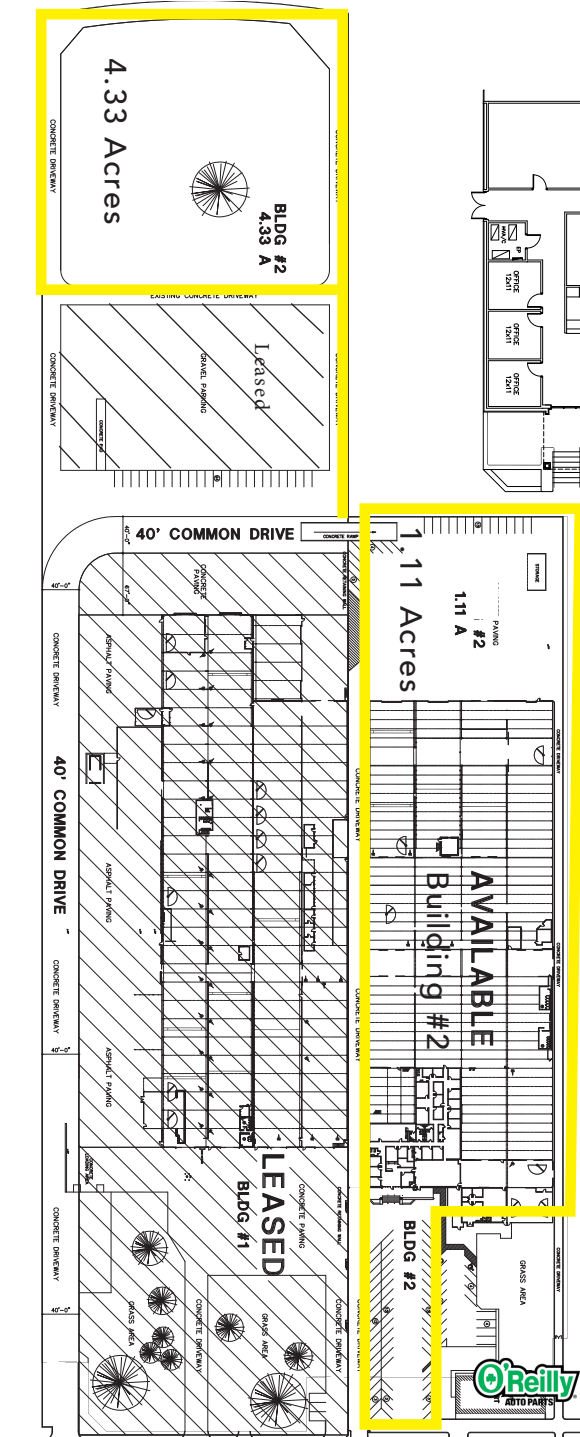
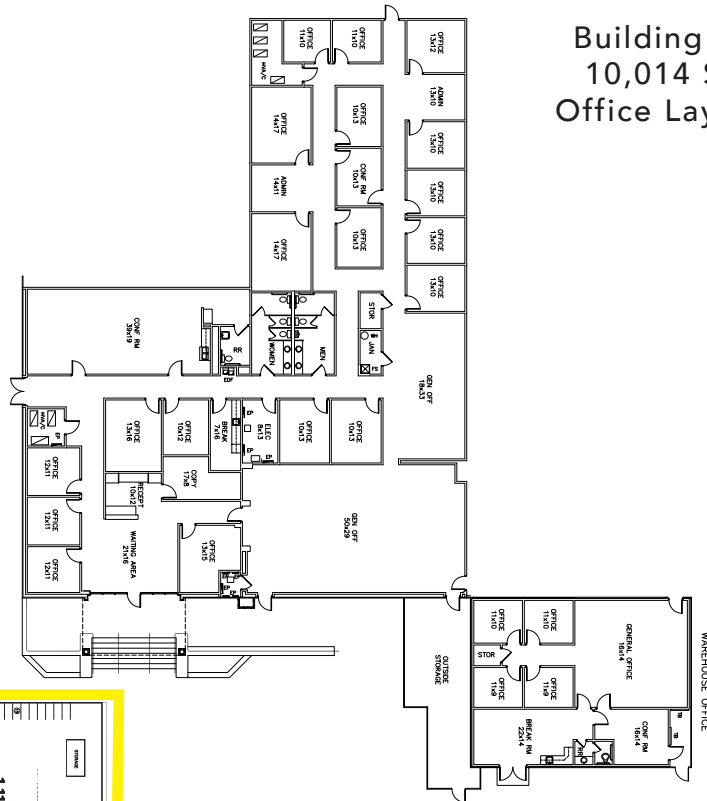
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Building #2 10,014 SF Office Layout



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Ideal Manufacturing Facility: Heavy Power / Cranes / Paint Booths / Substantial Outside Storage & Land



-  = Available
-  = Leased

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