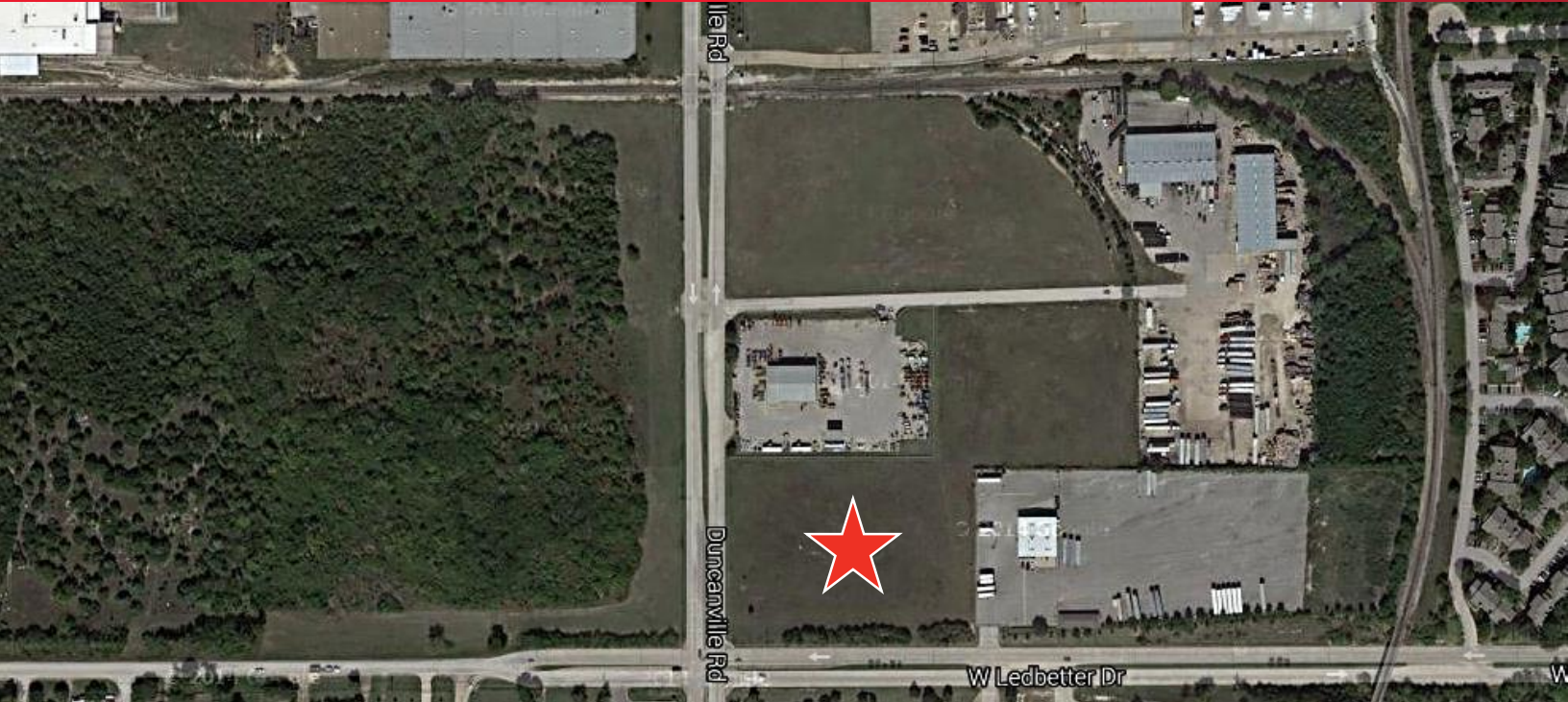




FOR SALE – 4.169 ACRES

4321 W LEDBETTER DRIVE at
DUNCANVILLE ROAD
DALLAS, TEXAS

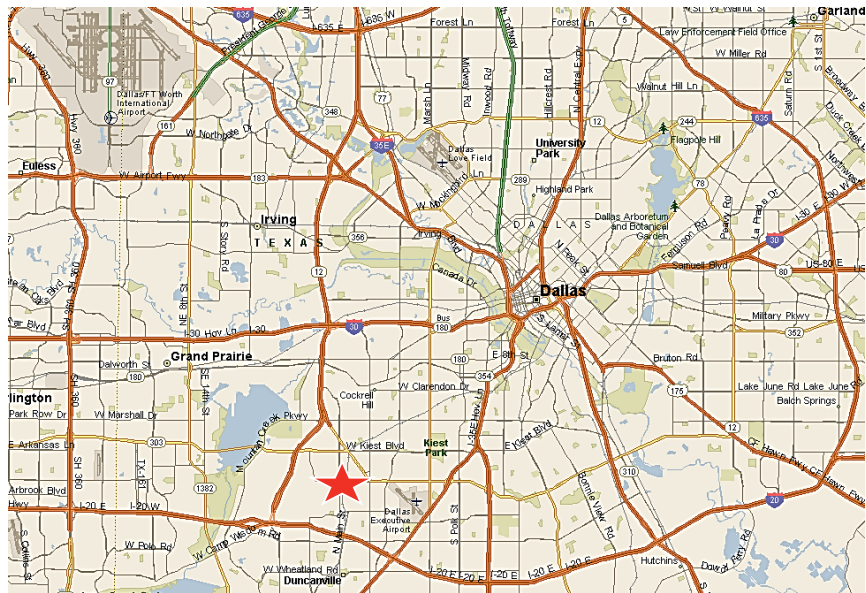


SITE FEATURES

- 4.169 Acres (181,602 SF)
- Corner location in well-established Redbird industrial park
- Zoned Industrial (IR – City of Dallas)
- Approximate dimensions 468' x 372.5'
- All utilities available to site
- Deed restrictions per Redbird Industrial Park
- Topography: Generally level
- Excellent visibility
- Excellent access to major freeways:
 - East / West: I-20 approximately 2 miles
 - North / South: Loop 12 / Walton Walker approximately 1.5 miles
- Approximately 8 miles southwest of Dallas Central Business District
- Dallas/Fort Worth International Airport approximately 20 - 30 minutes

LAND FEATURES

TOTAL ACRES	4.169 (181,602 SF)
ASKING PRICE	\$2.95/SF



For more information, contact:

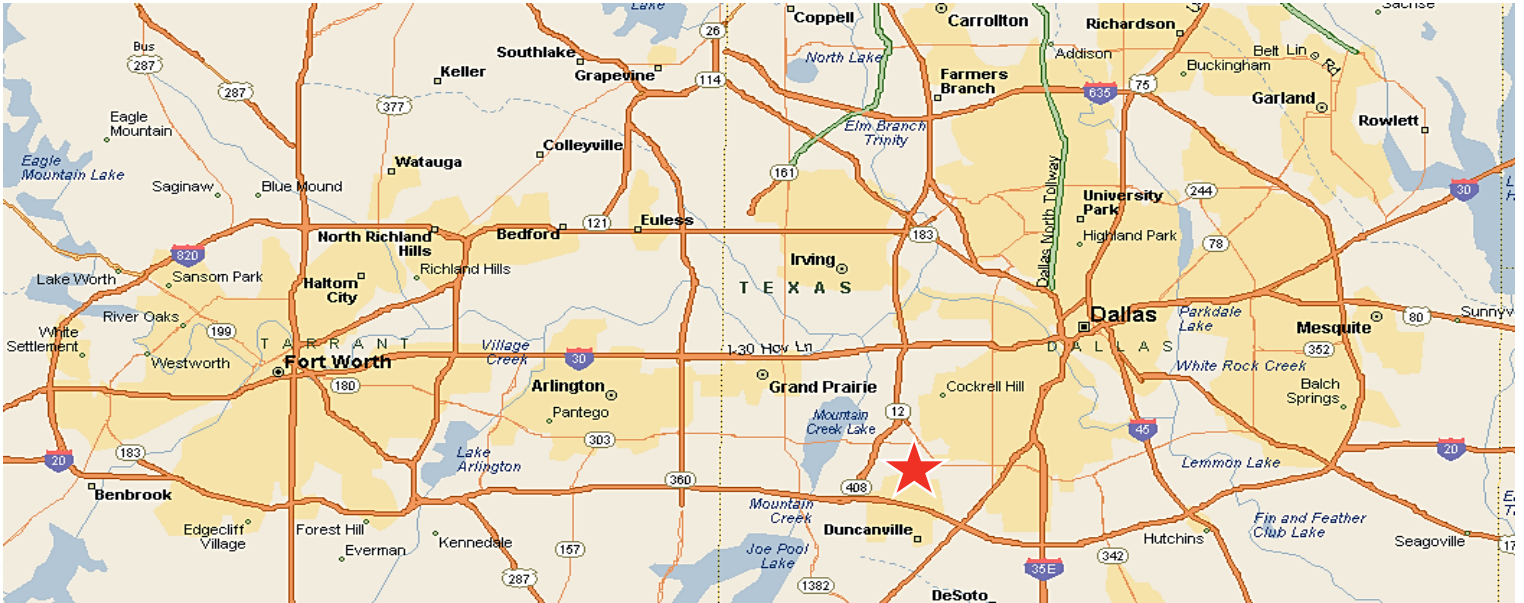
JEAN F. RUSSO, SIOR
Senior Director
+1 972 663 9792635
jean.russo@cushwake.com

cushmanwakefield.com

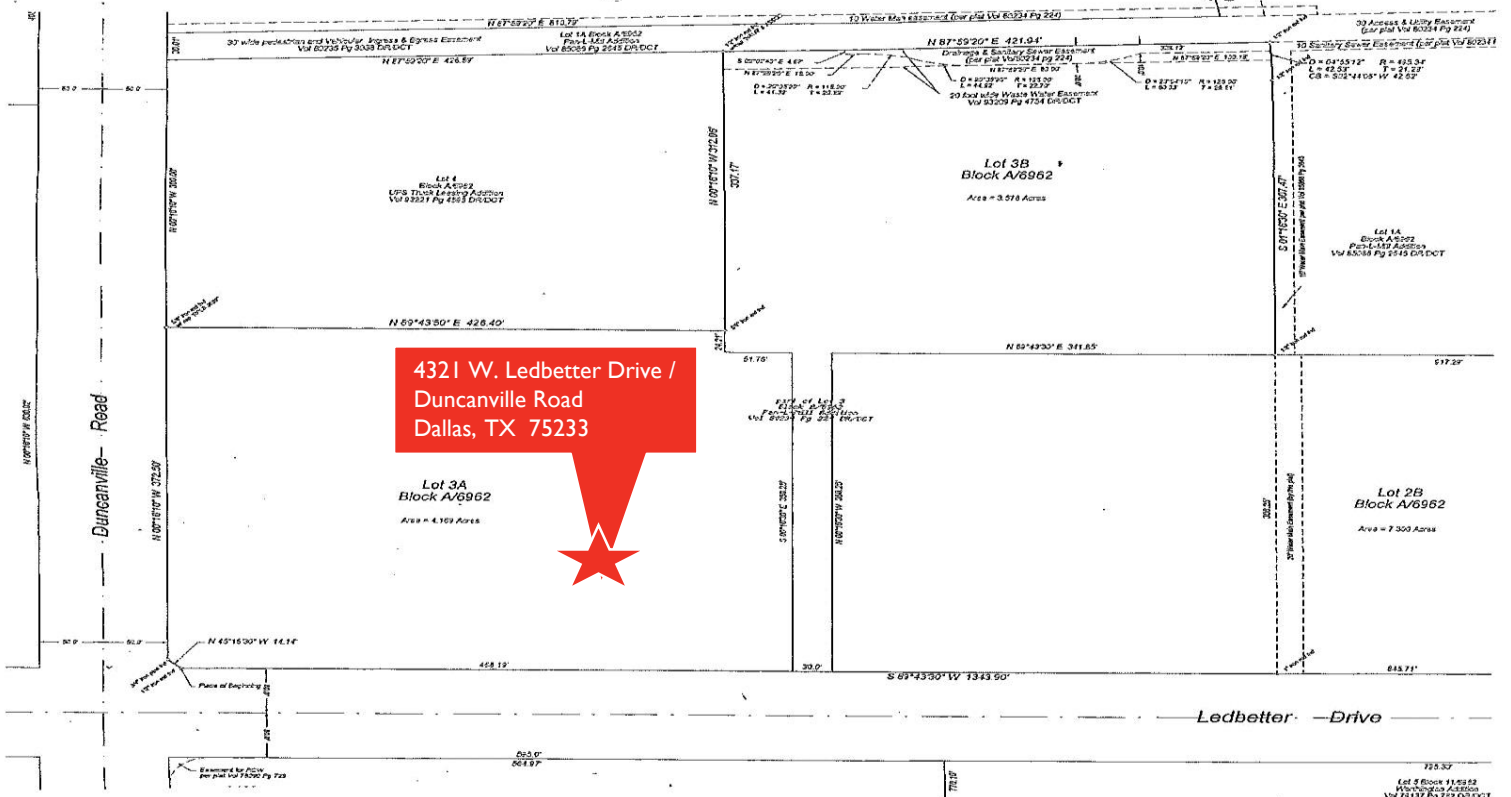


FOR SALE – 4.169 ACRES

4321 W LEDBETTER DRIVE at DUNCANVILLE ROAD DALLAS, TEXAS



PROPERTY SURVEY



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cushmanwakefield.com