

FOR LEASE

LONE STAR DISTRIBUTION CENTER

2301 W. COMMERCE STREET, DALLAS, TX 75212



LOCATION DATA

COUNTY: Dallas
MARKET: South Stemmons Industrial
SUBMARKET: East Lonestar / Turnpike Industrial

BUILDING DATA

TOTAL BUILDING SF: 174,741 SF
OFFICE SF: 3,877 SF
WAREHOUSE SF: 170,864 SF: West Office: 2,718 SF
East Office: 1,159 SF
CLEAR HEIGHT: 22' at Midpoint
SPRINKLERED: Yes (Class IV)
PARKING: 149 Spaces

LISTING DATA

AVAILABLE SF: 174,741 SF
LOADING DOCKS: 26 (10'x10') Dock High Doors (17 w/ Levelers)
1 (10'x10') Ramped Door
8 Rail Served Doors

COMMENTS: 3600 Amps / 480V 3-Phase Power
Dual Rail availability: BNSF / DGNO, security fencing, 2.1 acres of additional land (outside storage / trailer parking), T-5 Lighting throughout



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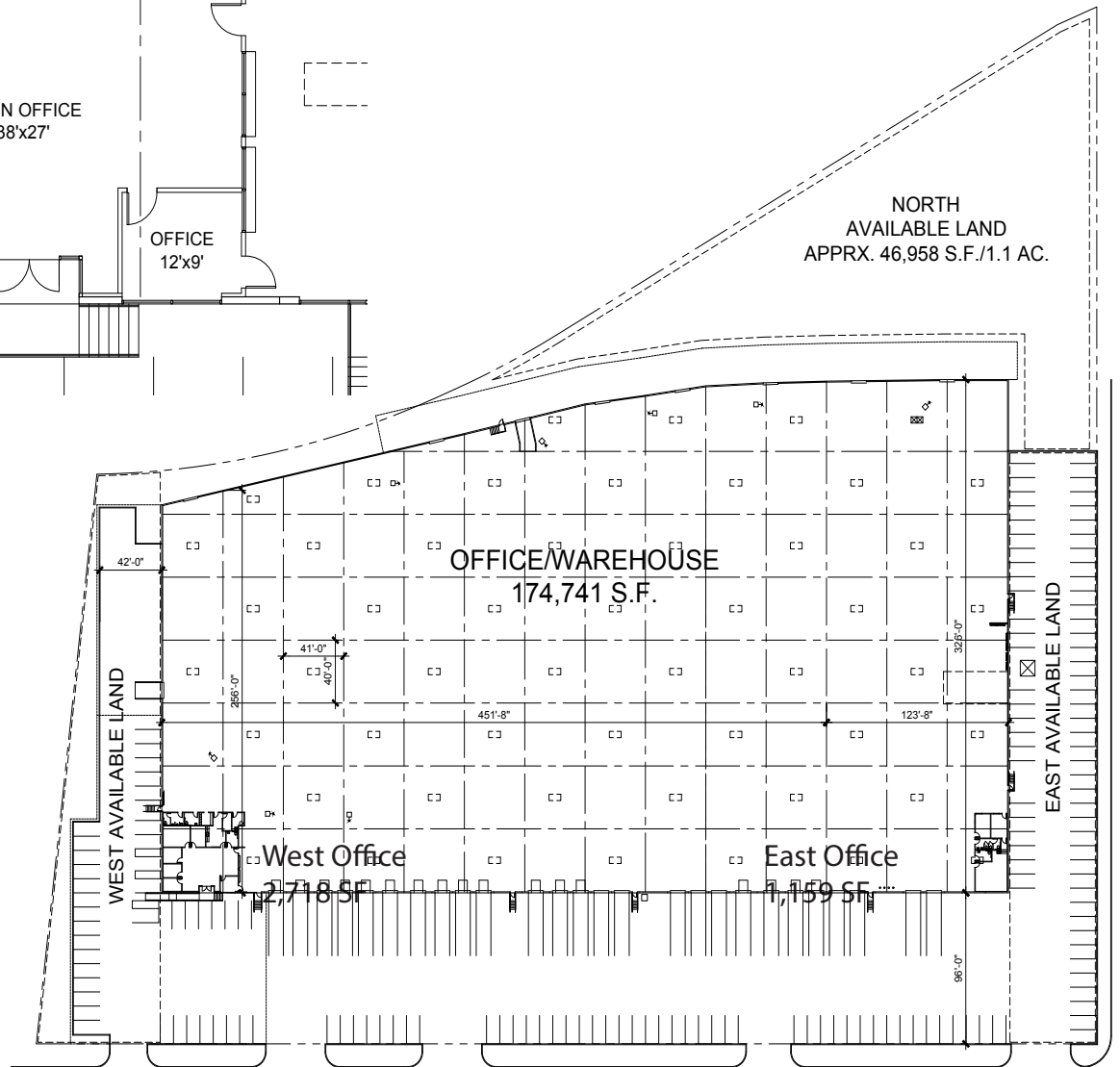
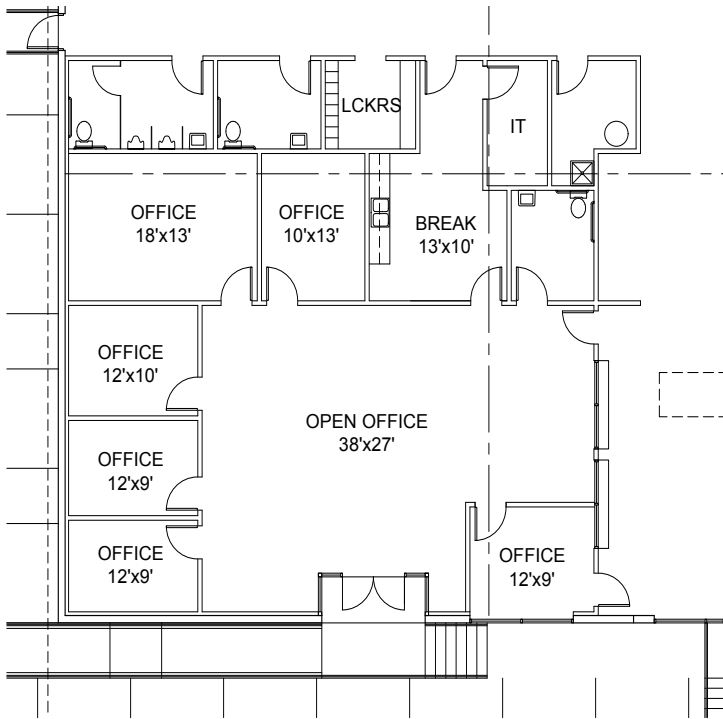


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West Office Detail



WEST COMMERCE

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