

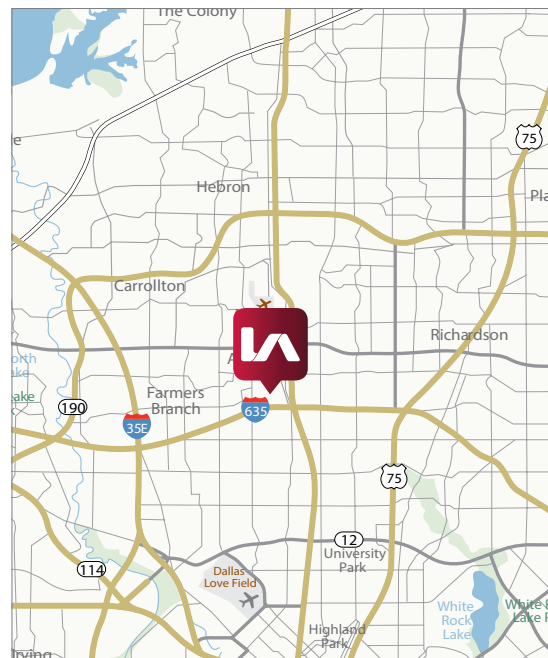
FOR SALE - ±42,240 SF SITUATED ON ±2.465 AC

4880 Alpha Road, Farmers Branch, TX



BUILDING DATA

TOTAL BUILDING SF:	±42,240 SF
OFFICE/SHOWROOM:	±14,711 SF
WAREHOUSE:	±27,540 SF
DOORS:	2 Dock High/1 Grade Level
CLEAR HEIGHT:	20' - 24'
LAND AREA:	±2.465 AC
PARKING:	85 Car Parks
YEAR BUILT:	1977
CONSTRUCTION:	Brick Block/Tilt Wall
CURRENT ZONING:	LI - Light Industrial
FEATURES:	Non-Sprinklered
	Lease until 12/31/2023
	Great Redevelopment Opportunity for office or multifamily
	New Roof installed in 2011 with a 15 year warranty
	New boiler replaced on May 2018 (\$51,000.00)
	Adjacent to the new Alpha West mixed-use development



ECONOMIC DATA

SALE PRICE:	\$4,200,000.00
-------------	----------------

Demographics	1 Mile	3 Mile	5 Mile
Population:	16,015	113,231	369,974
Median Income:	\$55,685	\$69,292	\$64,816

Nathan Denton, SIOR, Principal
ndenton@lee-associates.com
D: (972) 934-4015

Reed Parker, Principal
rparker@lee-associates.com
D: (972) 934-4020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.