

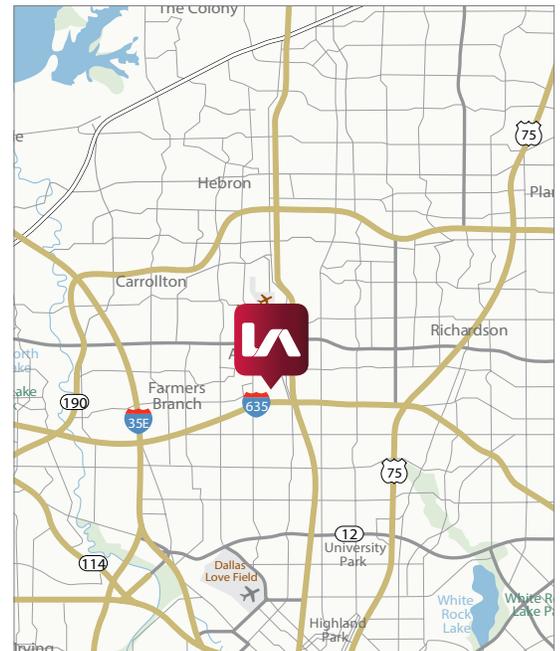
FOR SALE - ±42,240 SF SITUATED ON ±2.465 AC

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

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