

# FOR SALE OR LEASE - ± 9,600 SF

Situated on ±1.43 Acres

1705 S. Peachtree Rd

Balch Springs, TX 75180



## LOCATION DATA

COUNTY: Dallas  
MARKET: Dallas/Fort Worth  
SUBMARKET: East Dallas/Mesquite Industrial

## BUILDING DATA

TOTAL BUILDING SF: ± 9,600 SF  
OFFICE SF: ± 1,765 SF  
NORTH BUILDING  
CLEAR HEIGHT: 19' - 22'  
LOADING: Six (6) 14' W x 14' H Grade Level Doors  
SOUTH BUILDING  
CLEAR HEIGHT: 15' - 18'  
LOADING: Five (5) 14' W x 16' H Grade Level Doors  
CONSTRUCTION TYPE: Metal/Brick  
BUILT: 1999  
PARKING: ±25 Car Parks & ±14 Trailer Parks  
COMMENTS: 1 Office and 1 Shop Rest Room  
Fully Fenced & Secured Site  
Outside Storage Possible  
Situated on ±1.43 Acres of Land  
\*Potentially up to ±3.2 Acres

[Click to open in Google maps](#)



## ECONOMIC DATA

SALES PRICE:  
LEASE RATE:

Contact Broker

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Nathan Denton, SIOR, Principal  
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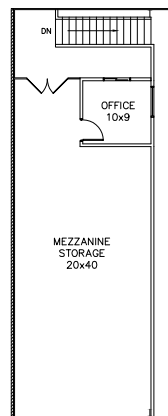
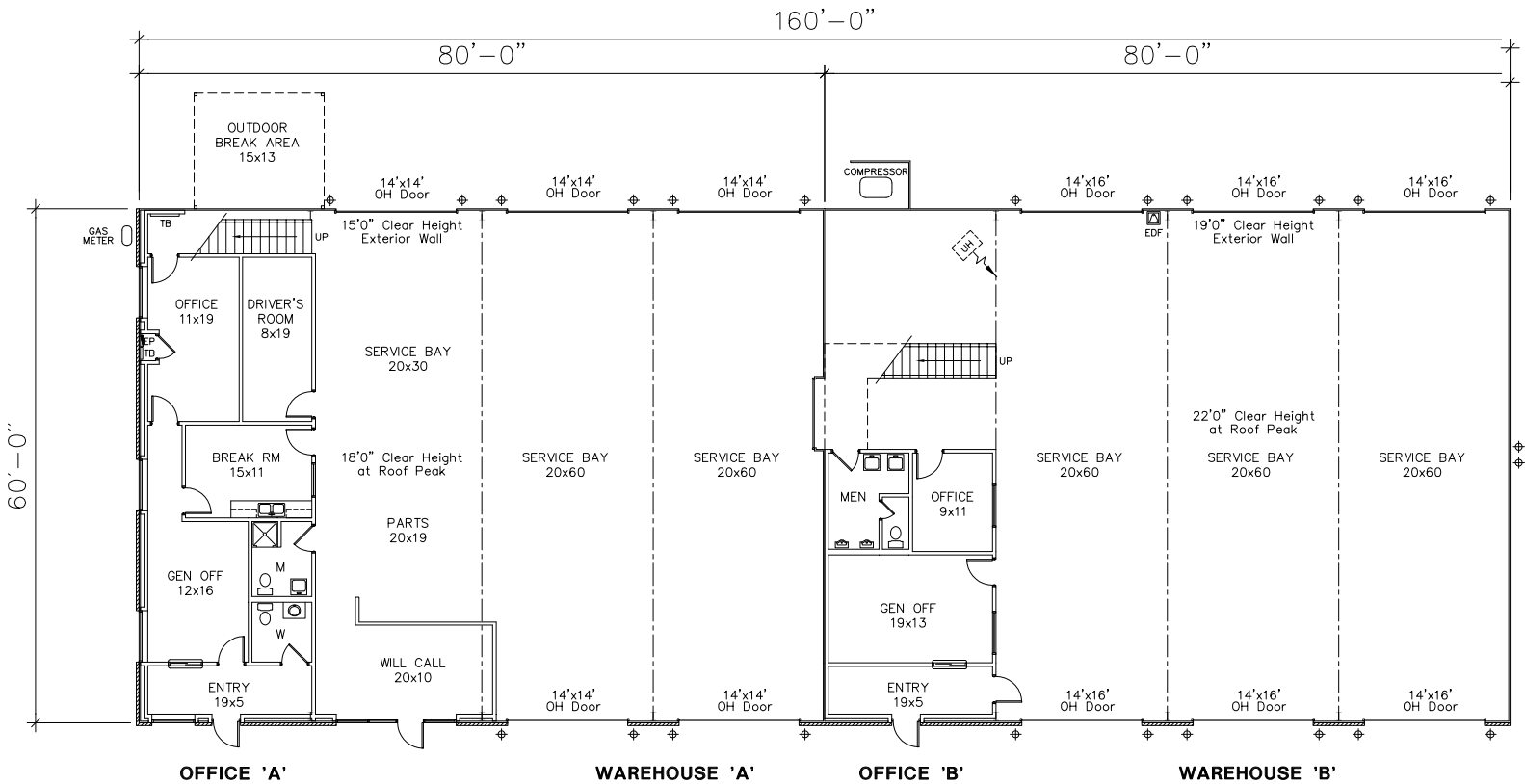
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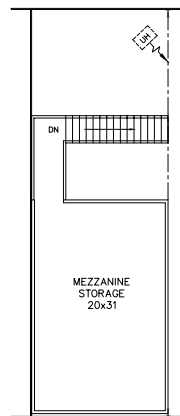
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## Floor Plan:



**SOUTH  
MEZZANINE**  
0 5 10 20



**CENTER  
MEZZANINE**  
0 5 10 20



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**±9,600 SF AVAILABLE**  
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