

FOR SALE/LEASE

4012 W. ILLINOIS AVE., DALLAS, TX 75211
± 110,800 SF ON 16.44 ACRES AVAILABLE



LISTING DATA

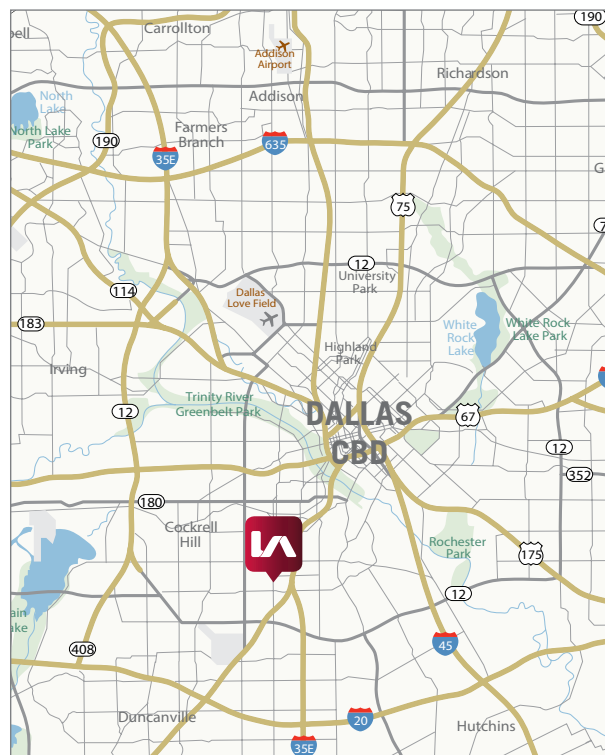
Total Building SF: ± 224,060 SF
Building 1: ± 113,260 SF (Leased for 10 yrs.)
Building 2: ± 110,800 SF (AVAILABLE)

Office SF: 10,014 SF (included in Bldg. 2)
Land: ± 16.44 Acres
Clear Height: 14' - 25'
Zoning: Light Industrial
Car Parks: 110 (easily expandable)
Substantial paved/fenced outside storage
Both Buildings have New Roofs

Comments: 1400 amps/3 phase
Power Cranes: 3 (Ten-ton), 1 (Five-ton)
16.44 Acres of Additional Yard Space
1 Existing Paint Booth
T-5 Lights in Warehouse

ECONOMIC DATA

Sale Price: Negotiable
Lease Rate: \$3.00 NNN
Estimated OPeX: \$.75 psf



Ken Wesson, Principal
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D 972.934.4001

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.

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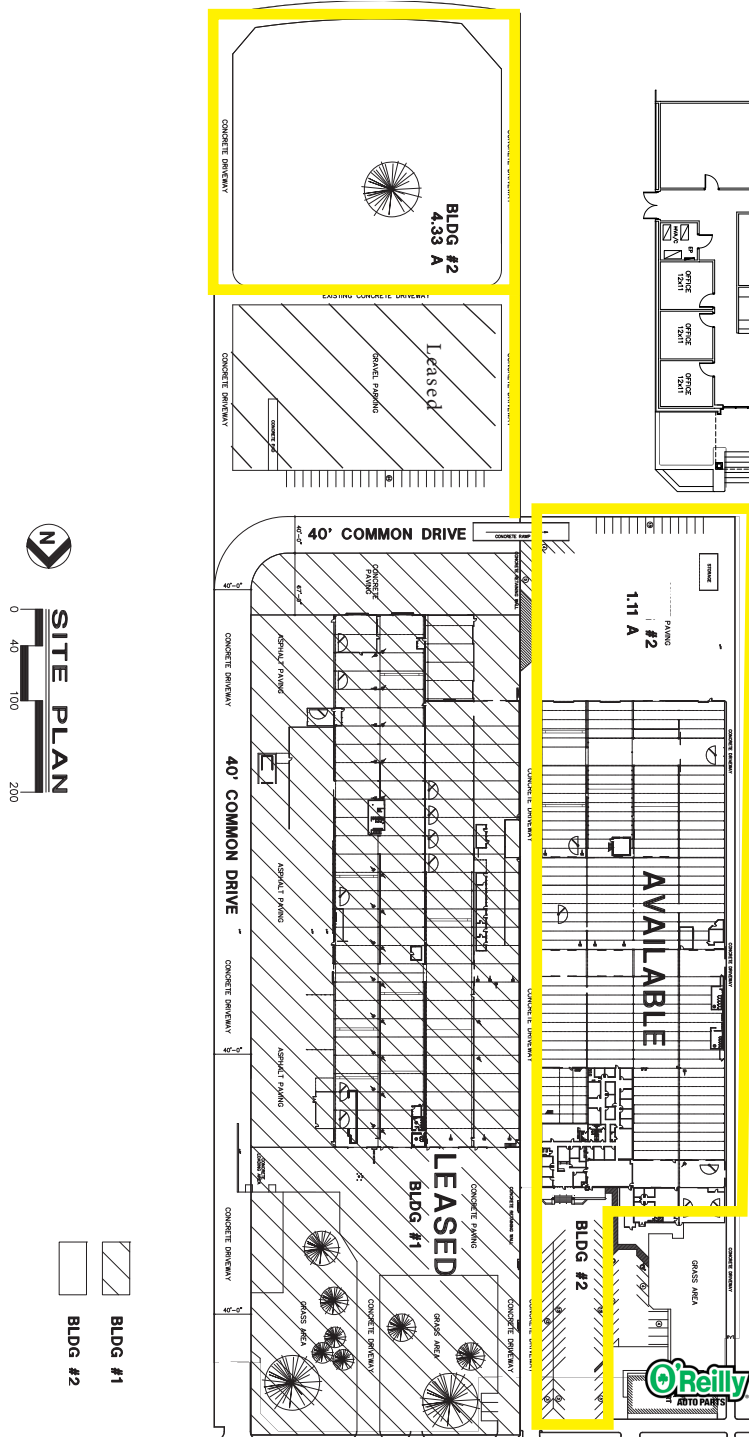
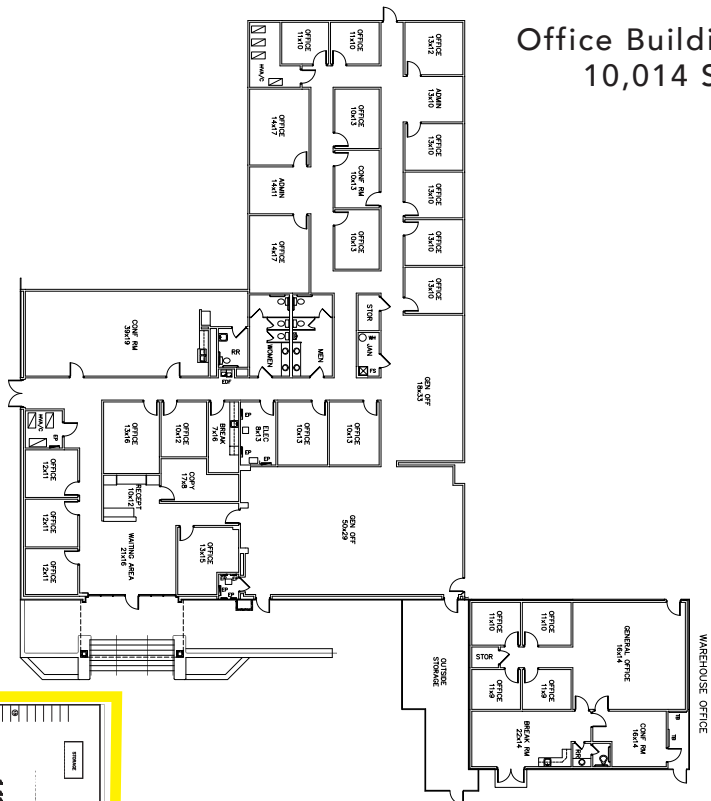


**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Office Building #1
10,014 SF

10,014 SF



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Ideal Manufacturing Facility: Heavy Power / Cranes / Paint Booths / Substantial Outside Storage & Land



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