



**15,000 SF
WAREHOUSE
3.75 ACRE
STORAGE YARD**

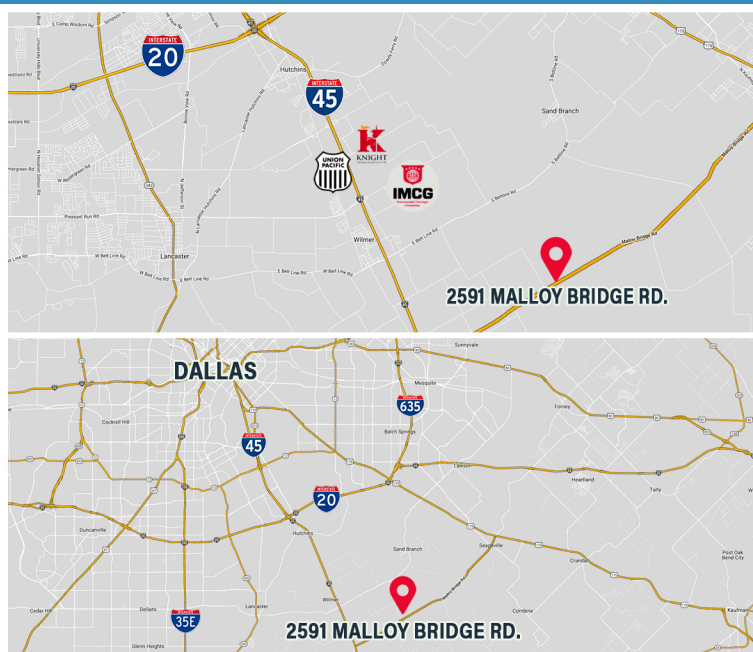
FOR LEASE

2591 Malloy Bridge Rd
Ferris, Texas 75125

ABOUT THE PROPERTY

Located on Malloy Bridge Road just outside Ferris, this property sits within the southern Dallas County logistics corridor, offering quick access to I-45, I-20, and US 175. The Union Pacific Dallas Intermodal Terminal is roughly eight miles away, and the surrounding area is home to established freight and transportation operators, providing a strong logistics environment.

The property is designed to accommodate fleet operations and outdoor storage, offering a fenced gravel yard with concrete in high traffic areas, a warehouse with high clear height and oversized ground level doors, and a separate office building with a private office and restroom.



FEATURES

Use:	Industrial
Clear Height:	31'
Ground lvl doors:	9 sliding, 2 overhead
Building Size:	15,000 SF
Lot Size:	3,75 acres
Year Built:	2008
Construction:	240v 3-phase, 400 amps
Location Highlights:	 4 minutes and 3.2 miles  10 minutes and 8.1 miles  12 minutes and 11.2 miles  17 minutes and 17 miles



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↑ 3.2 MILES
(4 MINUTES)

CONCRETE

GRAVEL

MALLOY BRIDGE RD

