

FOR LEASE

3334 NORTH I-35

LANCASTER, TX 75134

LOCATION:

- South Dallas submarket

BUILDING SIZE:

- 55,000 SF total
- 29,120 SF available

YEAR BUILT:

- 1960

ZONING:

- Industrial

CLEAR HEIGHT:

- 12' to 16'

LOADING:

- Grade level

HIGHLIGHTS:

- Highway frontage/visibility
- Heavy power
- Fully sprinklered

PRICE:

- *Contact Broker for Pricing*



SAM LEPOW



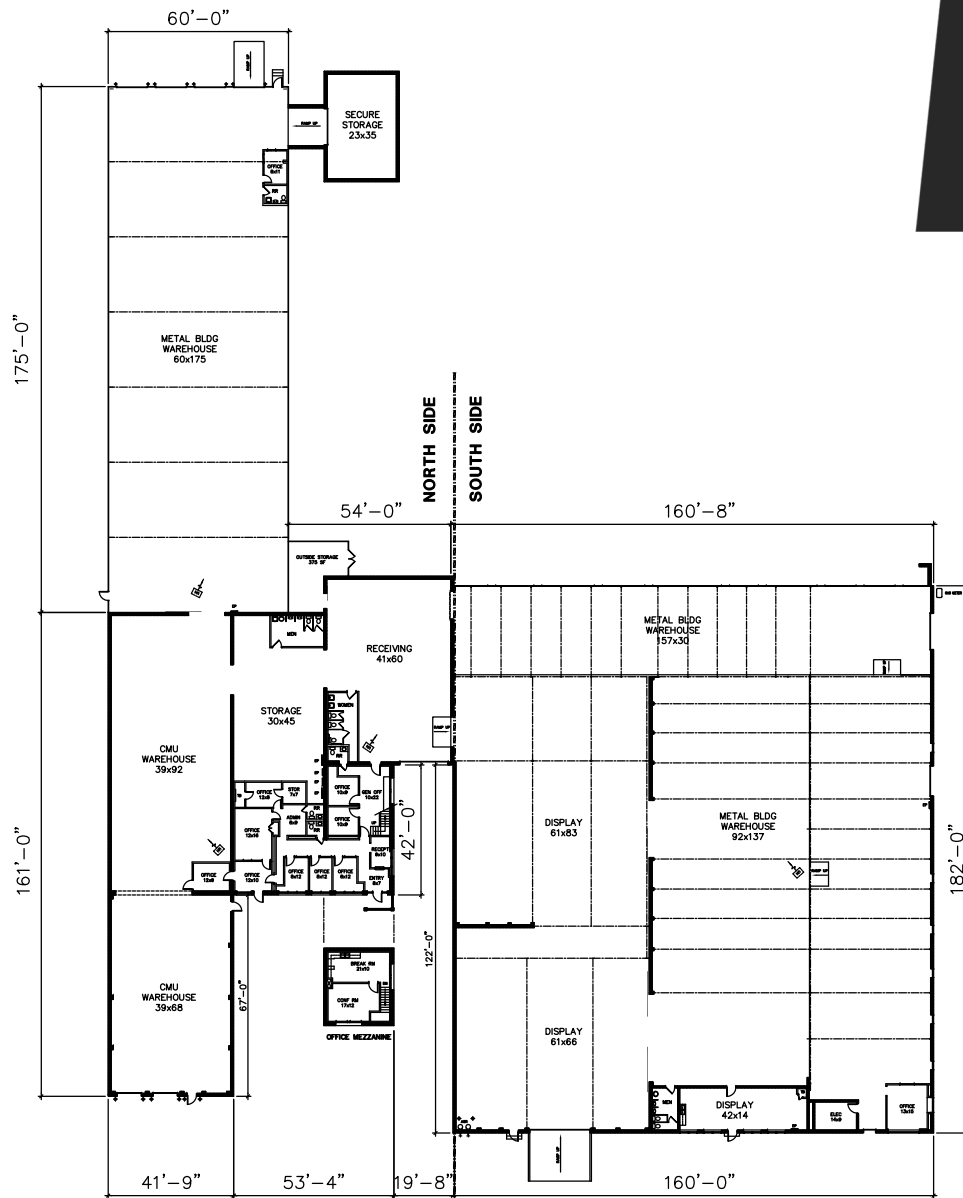
**LEPOW
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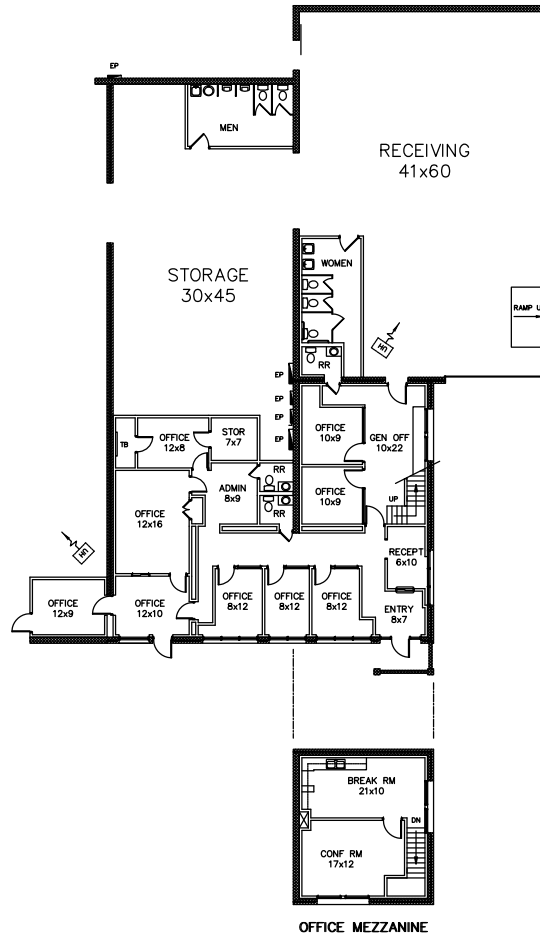
FLOOR PLAN & SURVEY

FOR LEASE

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FLOOR PLAN



OFFICE PLAN

BUILDING FEATURES

- Approximately 55,000 SF Building
- Approximately 2,889 SF Office
- Additional Land for Expansion, Parking or Outside Storage
- 15' Clear Height
- Grade Level Access
- (1) Oversized Grade Level OH Door
- (4) Semi-Dock OH Doors
- Air Lines Throughout
- Fully Sprinkled

3334 N I-35
LANCASTER, TX

BUILDING SUMMARY

OFFICE	2,889 SF
MEZZ OFFICE	603 SF
WAREHOUSE	52,111 SF
TOTAL	55,000 SF

NORTH SIDE	25,880 SF
SOUTH SIDE	29,120 SF

Scale	2017 Shannon Lane Grand Prairie, TX 75002 (972) 802-9041	Date: 07/15/15	Sheet Number
	GTS PLANNERS	15-174	STONE

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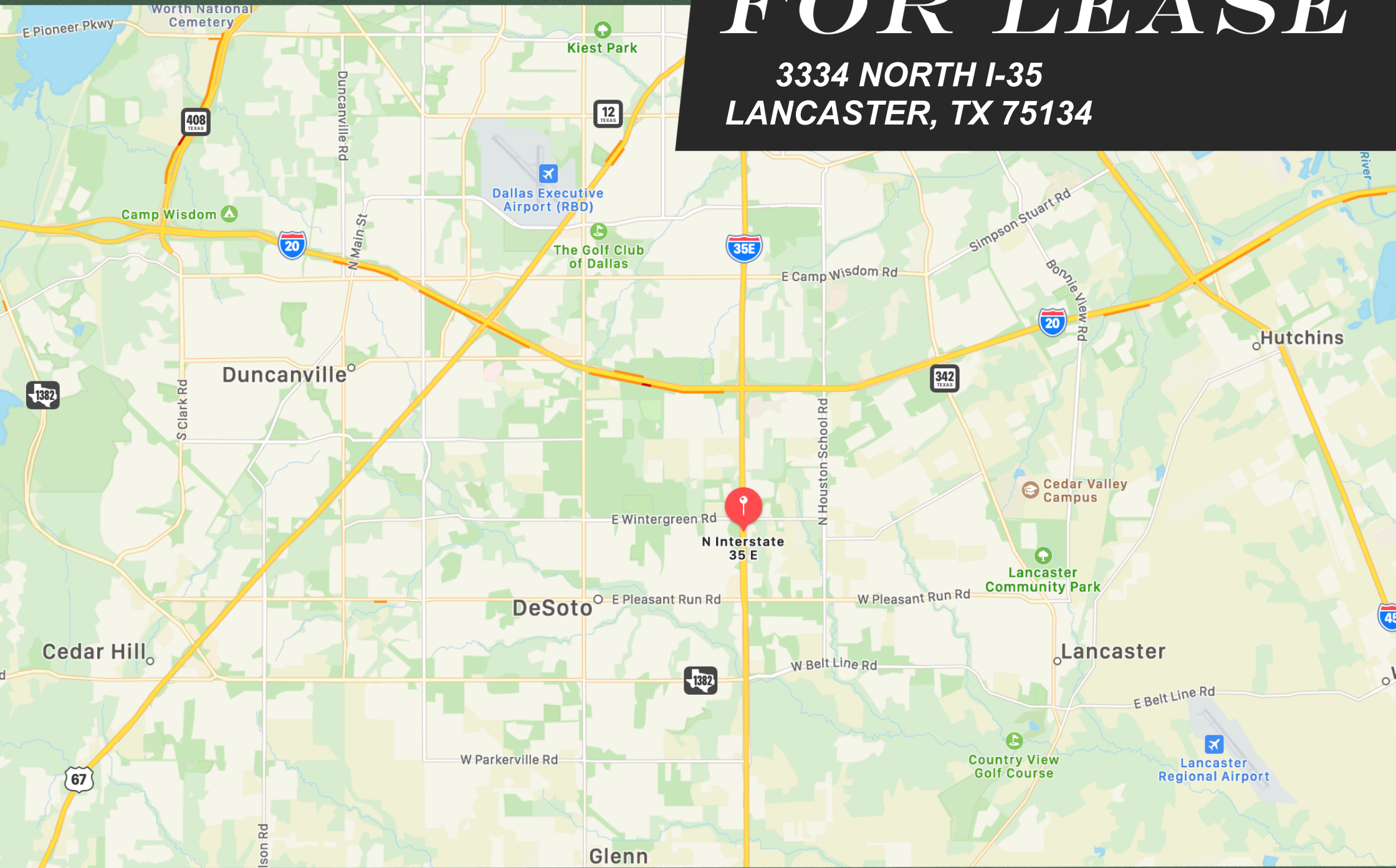


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MAP

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