

Leasing



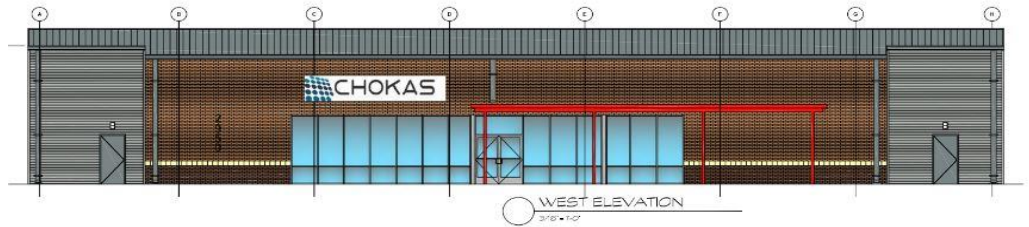
**Client Based
Properties, Inc.**

"Complete Real Estate Services"

Chuck Precopia - Broker

972-998-1812

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**2950 Roy Orr Blvd.
Grand Prairie, TX 75050**

Site Information

Land: 2.22 Acres - Corner
Roy Orr Boulevard @
Oakdale Road

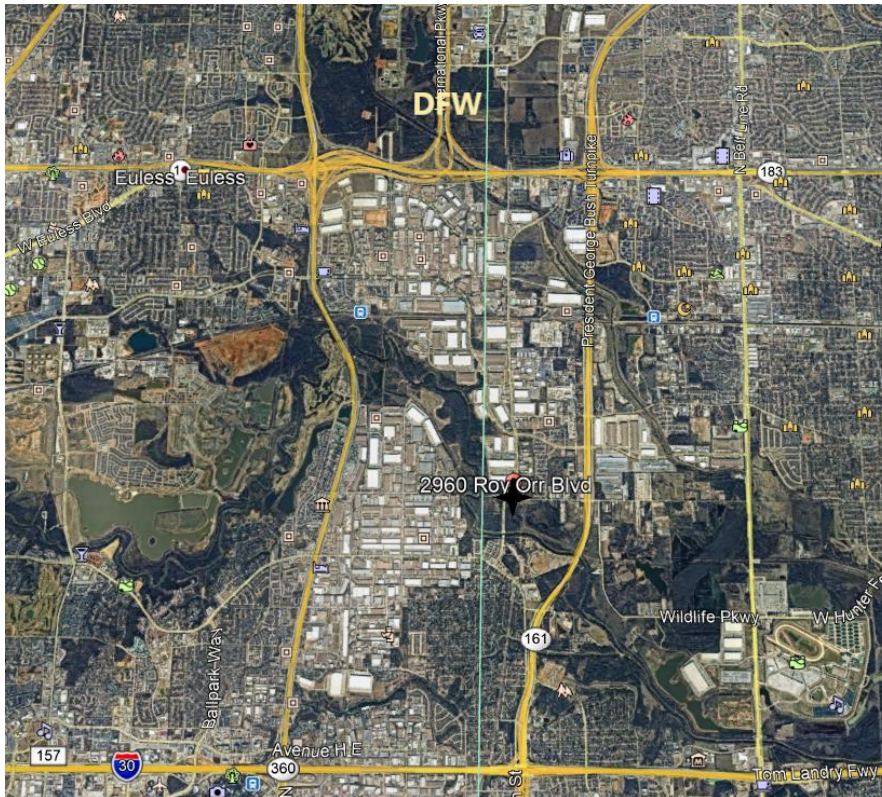
Roy Orr: 258.48' Front

Utilities: All Available

Zoned: APPROVED SUP –
Specific Use Permit/Site
Plan – *Heavy Truck Repair*

Site Amenities:

1. Concrete Access & Curb
Cuts to Roy Orr Blvd. &
Oakdale Rd.
2. Stripped Concrete
Parking – Security Lights
and Security Fenced
3. Well Landscaped



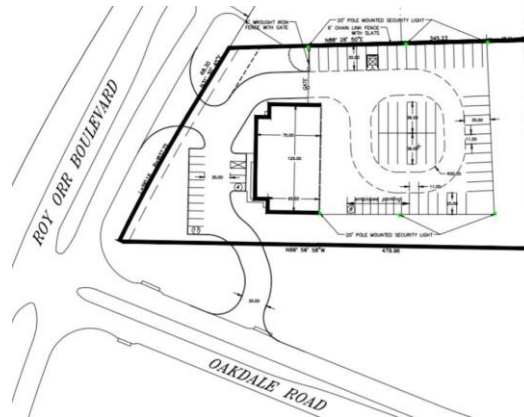
Under Construction

Building: 8,925 +/- Square Feet
Brick Veneer & Glass
Office – 1,425 +/- sq.ft.
Shop – 7,500 +/- sq.ft.
20' Clr w/ Floor Drains
Grade Drs – 7 – 14'x14'

Parking: Cars – 23 Spaces
Truck – 45 Spaces

Rental

\$ 12,000/mo NNN



HEAVY TRUCK REPAIR

Information contained herein is from sources deemed reliable; however, not guaranteed by **Client Based Properties, Inc.** Interested parties are encouraged to perform investigations & due diligence as needed prior to buying or leasing.