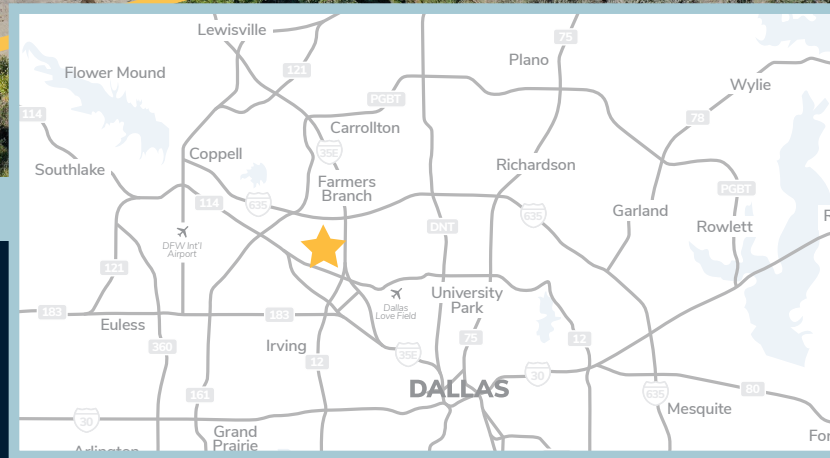


78, 419 SF AVAILABLE FOR LEASE ON 5 ACRES



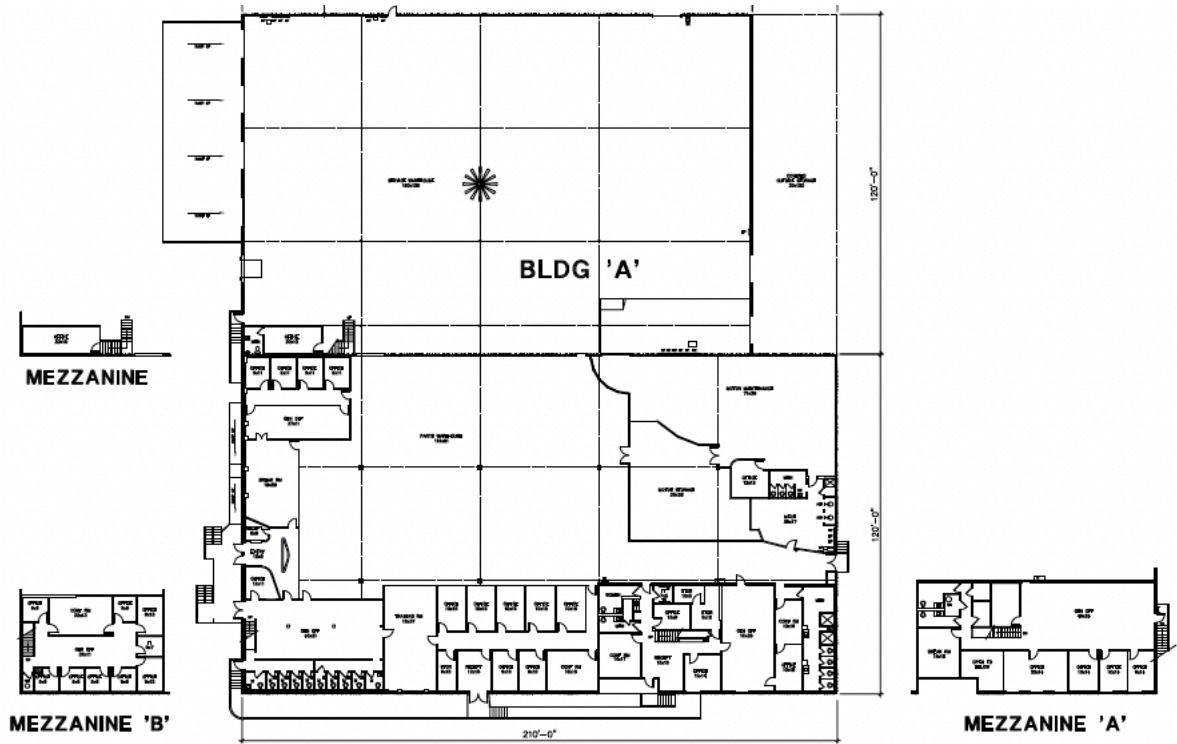
# 10737 SPANGLER RD

DALLAS, TX 75220

ALEX KEETON | 214.533.3400 | alex.keeton@streamrealty.com



# BUILDING A : 54,550 SF

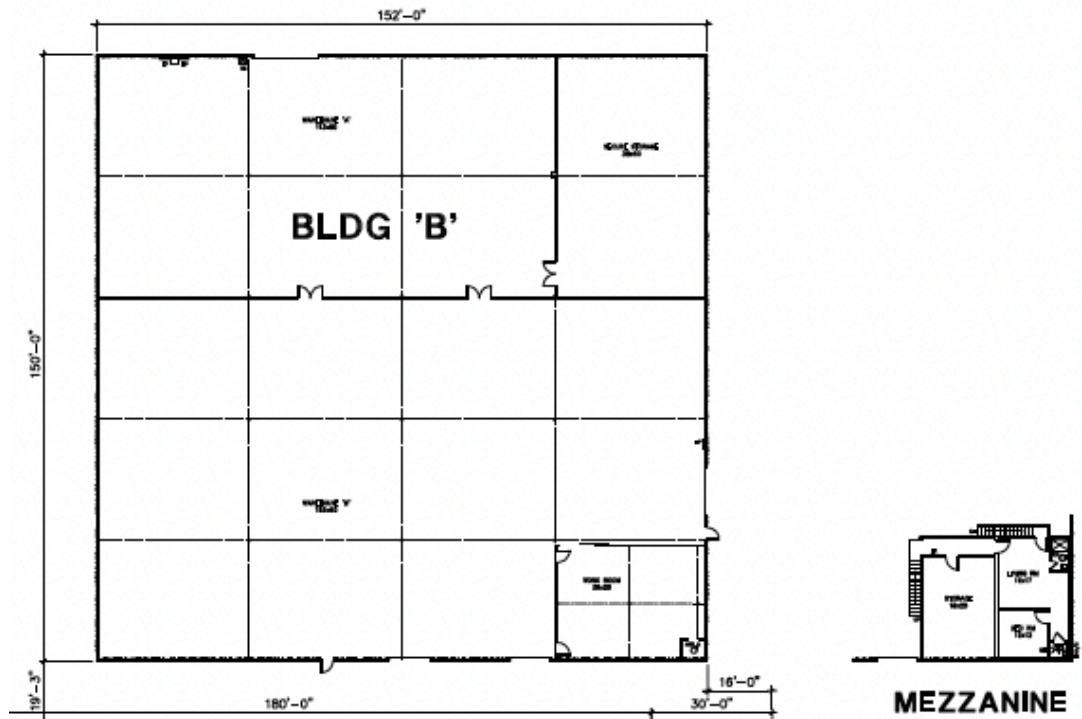


## Building A

- +/- 54,550 SF
- +/- 15,206 SF of Office (can be demised)
- +/- 39,344 SF Warehouse
- (3) 10'x10' Grade Level Doors
- (4) 10'x10' Ramps
- (1) 10'x10' Dock Door w/ Leveler
- LED Interior Lighting
- Pressurized Air Lines
- 21' Clear Height
- 30' Column Width
- 100% Sprinklered



# BUILDING B : 23,869 SF



## Building B

- +/- 23,869 SF
- +/- 1,069 SF Mezzanine Office
- +/- 22,800 SF Warehouse
- (2) 10'x10' Grade Level Doors
- (1) 12'x14' Grade Level Door
- (1) 16'x16' Grade Level Door
- Pressurized Air Lines
- 18' Cler Height
- 30' Column Width
- +/- 1,540 SF Truck Wash Detailing Center
- 100% Sprinklered



# 78,419 SF AVAILABLE FOR LEASE ON 5 ACRES



# 78,419 SF AVAILABLE FOR LEASE ON 5 ACRES



## Property Information

- Size: +/- 5.06 AC
- Building: +/- 78,419
- Office: +/- 16,275 SF

## Zoning Summary

### Industrial Research (IR)

To provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.

- Machinery, heavy equipment, or truck sales and services
- Tool or equipment rental
- Machine or welding shop
- Vehicle or engine repair or maintenance
- Bus or rail transit vehicle maintenance or storage facility