

# 3061 W Saner Ave

3061 W Saner Ave, Dallas, TX 75233

## Property Details

Price: Upon Request

View the full listing here: <https://www.loopnet.com/Listing/3061-W-Saner-Ave-Dallas-TX/25850673/>

### Property Highlights:

- Property equips with Fire Sprinkler
- High floor ceiling of 24ft
- Property is conveniently located
- Space is immediately available

| NNN Figures for 3061 W. Saner Ave., Dallas, TX 75233 |      |              |                |        |             |
|------------------------------------------------------|------|--------------|----------------|--------|-------------|
|                                                      |      |              | Whole Building | Per SF |             |
|                                                      | Year | Value        | 100%           |        |             |
| Property Tax                                         | 2023 | 4,040,502.00 | 103,145.44     | \$0.65 | <--Estimate |
|                                                      | 2022 | 3,513,480.00 | 89,691.69      |        |             |
|                                                      |      |              |                |        |             |
|                                                      | Year |              | Premium        |        |             |
| Insurance                                            | 2023 |              | 80,657.50      | \$0.51 | <--Estimate |
|                                                      |      |              |                |        |             |
| Common Maintenance                                   | Year |              | Estimate       |        |             |
|                                                      | 2023 |              | 50,000.00      | \$0.32 | <--Estimate |
|                                                      |      |              |                |        |             |
| Total above cost for 2023                            |      |              | 233,802.94     |        |             |
| Total Building size SF                               |      |              | 157,909.00     |        |             |
| NNN Cost for 2023 Per SF                             |      |              |                | \$1.48 |             |

|                      |                          |
|----------------------|--------------------------|
| Price:               | \$5.75/SF                |
| Unit Size:           | 157,909SF                |
| No. Units:           | 1                        |
| Total Building Size: | 157,909 SF               |
| Property Type:       | Industrial               |
| Property Subtype:    | Warehouse                |
| Sale Type:           | Investment or Owner User |
| Building Class:      | C                        |
| Floors:              | 1                        |
| Typical Floor Size:  | 157,909 SF               |
| Year Built:          | 1974                     |
| Lot Size:            | 5.62 AC                  |
| Parking Ratio:       | 0.24/1,000 SF            |