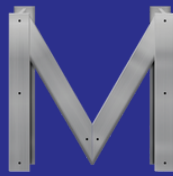


**MERCER**  
COMMERCIAL



**COMPANY**  
REAL ESTATE

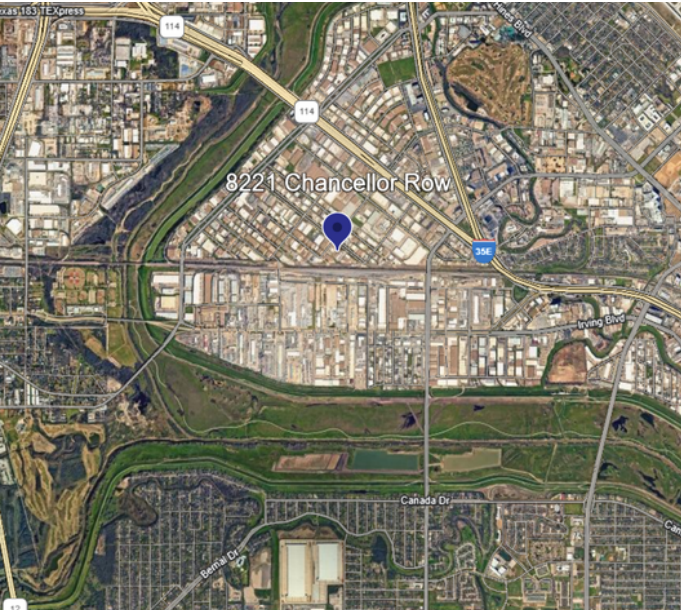
**FOR SALE OR LEASE**

**AVAILABLE: 24,900 SF**

**8221 CHANCELLOR ROW, DALLAS, TX 75247**

**\$140 PSF**  
**\$3,486,000**

**\$7.50 ± \$2.25/SF NNN**



**THOMAS MERCER**

Associate

(972) 974-6240

tmercerc@mercerc-company.com

**PROPERTY FEATURES**

- Building SF: 24,900
- Warehouse SF: 22,900
- Office SF: 3,400
- Land Area: 1.45 AC Lot
- Loading: Side Load
- Clear Height: 15'
- Dock Doors: 3
- Drive-In Doors: 2
- Power: 3Ph 240v 600a
- Sprinklered

**JEREMY MERCER**

Senior Vice President

(214) 682-3447

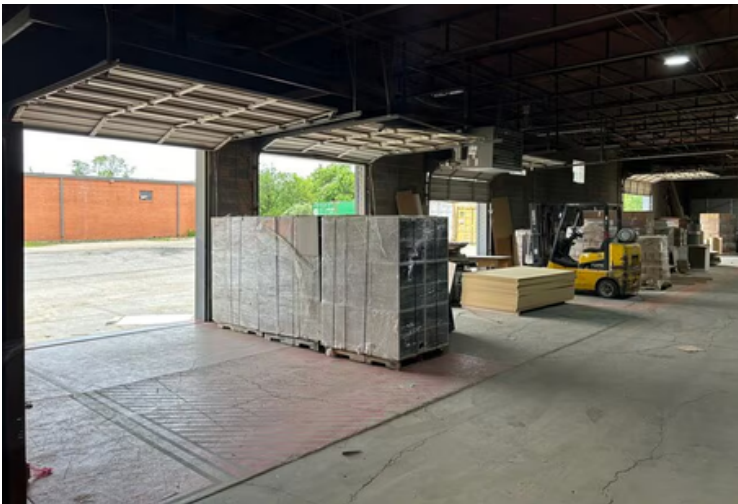
jeremy@mercerc-company.com

Mercer Company  
2461 N Stemmons Fwy, Dallas, TX 75207

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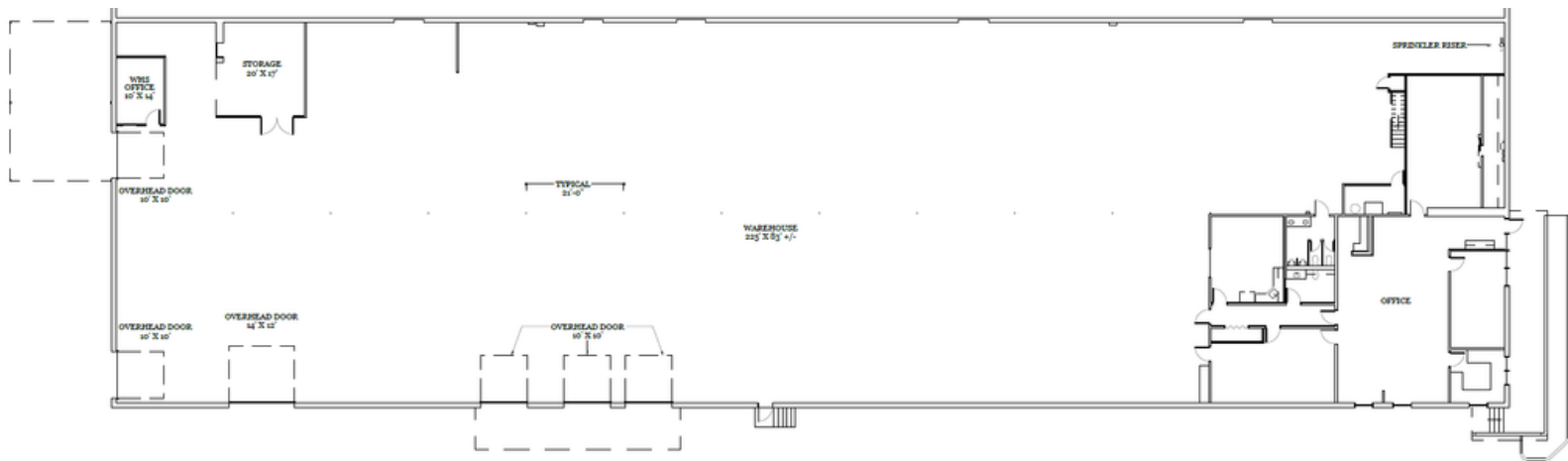
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.

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