

SPECIAL NEWSLETTER

Re: Office - Showroom - Warehouse Space - **7,860 Square Feet**
9840 Monroe Drive, #116
WALNUT HILL INDUSTRIAL DISTRICT
Dallas, Texas

This space is available for IMMEDIATE OCCUPANCY. A FLOOR PLAN showing the layout of the space is on the reverse side of this newsletter. Listed below are some of the features of the space:

1. "Dead Storage" space contains a total of **7,860 square feet**.
2. 2 - Rest Rooms.
3. Ventilated with 2 - 36" exhaust fans.
4. Heated with gas fired heater.
5. Lighted with fluorescent light fixtures.
6. 2 - Truck loading doors - DOCK HIGH.
7. 14' Clear height.

Please contact our office for arrangements to see this space.

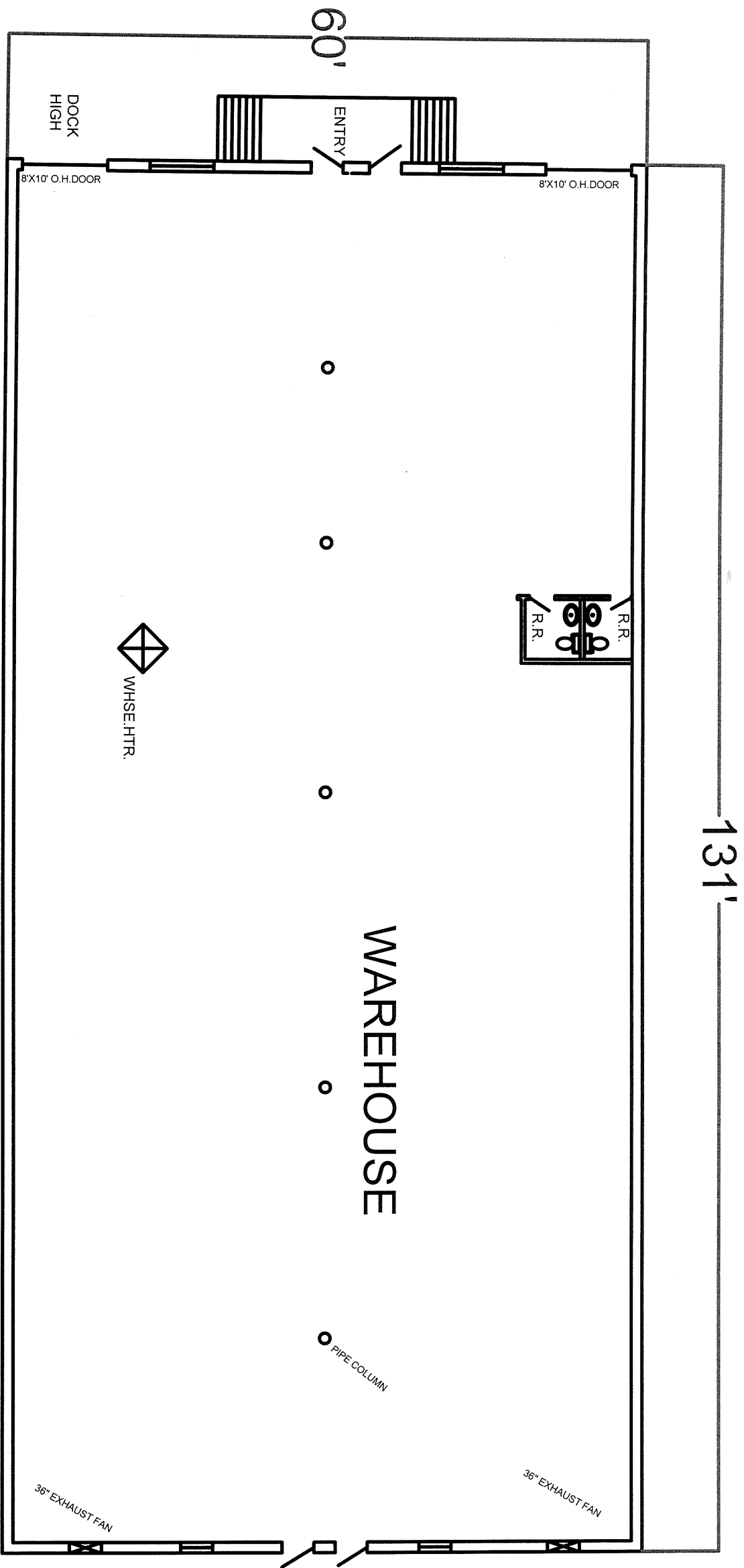
Monthly Rental - \$3,400.00 based on a 3 or 5 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By: 

MON840-7.063



9840 MONROE DRIVE - #116
TOTAL AREA - 7,860 SQ.FT

PARKING - 12 CARS