

132,825 SF, 100% HVAC, FOOD GRADE, AND HEAVY POWER
SUBLEASE AVAILABLE THROUGH APRIL 2029



8757 AUTOBAHN DR. DALLAS, TX 75237



- 100% HVAC
- HEAVY POWER - 5,500 AMPS
- FOOD GRADE FACILITY

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STREAM

The site plan illustrates the layout of an existing building and its associated infrastructure. The building, located in the center, has an area of 133,000± SF. It is surrounded by various features including parking lots, fire lanes, and property lines. Key elements include:

- Building and Surroundings:** The central building is labeled "EXISTING BUILDING AREA = 133,000± SF". To its left is a "RAMP" and a "WASTE COMPACTORS AND DOCK". To its right is a "PROPOSED SHIPPING AND RECEIVING DOCKS - 9 SPACES".
- Infrastructure:** The plan shows "FIRE LANE" areas, "PROPERTY LINE (TYP.)" boundaries, and "STONEVIEW DR" on the right. "AUTOBAHN DR" is at the bottom, with an "ELECTRIC UTILITY COMPANY EASEMENT" indicated.
- Security and Access:** Features include "BLACK VINYL COATED CHAIN LINK FENCE", "4\" SOLID YELLOW LINE", "4\" WIDE MAN GATE WITH AUTOMATED ACCESS CONTROL", and "8\" TALL CHAIN LINK FENCE".
- Utilities and Equipment:** Specific equipment like "HVAC UNIT CONCRETE PAD (BY OTHERS)" and "7x7 TRANSFORMER CONCRETE PAD (BY OTHERS)" are noted. A "36\" WIDE RODENT STRIP" is also shown.
- Dimensions and Layout:** Various dimensions are provided, such as "65.00'", "90.13'", "50.00'", "256.00'", "57.81'", "8.50'", "10.00'", and "15.00'".
- Other Features:** The plan includes "CONCRETE WALK (BY OTHERS)", "WASTE COMPACTORS AND DOCK", and "PROPOSED SHIPPING AND RECEIVING DOCKS - 9 SPACES".

- 132,825 SF stand alone building on 7.84 acres
- Sublease through April 2029
- 100% HVAC
- 5,500 Amps, 480v, 3 phase
- Food grade facility
- Approximately 5,000 SF of office
- 30' Clear height
- 19 (9'x10') Insulated dock doors – ability to expand

- 2 (12'x14') Drive in doors
- 147 Auto spaces
- 42 Trailer spaces
- 40'w x 50'd Column spacing
- 350' Deep
- ESFR sprinkler system
- Fenced truck court

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