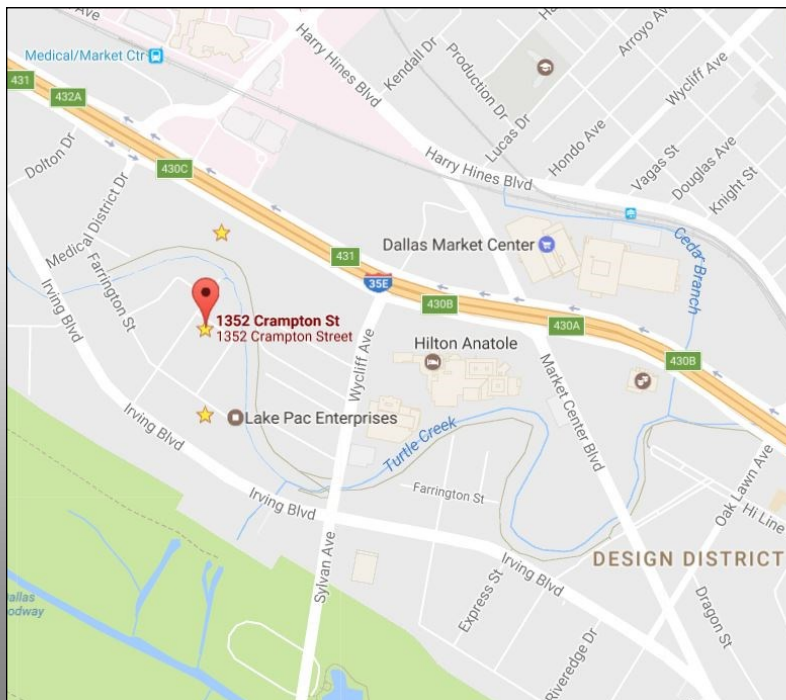


FOR SALE: 6,000 - 18,000 SQUARE FEET
1352 CRAMPTON ST, DALLAS, TX 75207

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DETAILS

AVAILABLE FOR SALE

- ◆ LOCATED IN DALLAS DESIGN DISTRICT
- ◆ TRI-PLEX BUILDING W/ THREE SEPARATE ADDRESSES
- ◆ BUILDING SF: 18,000 DIVISIBLE TO 6,000
- ◆ 100% HVAC
- ◆ EXCELLENT PARKING: 30 FREE SURFACE
- ◆ LAND SF: 22,400
- ◆ CLEAR HEIGHT: 14'
- ◆ DOCK DOORS: 3
- ◆ POWER: HEAVY

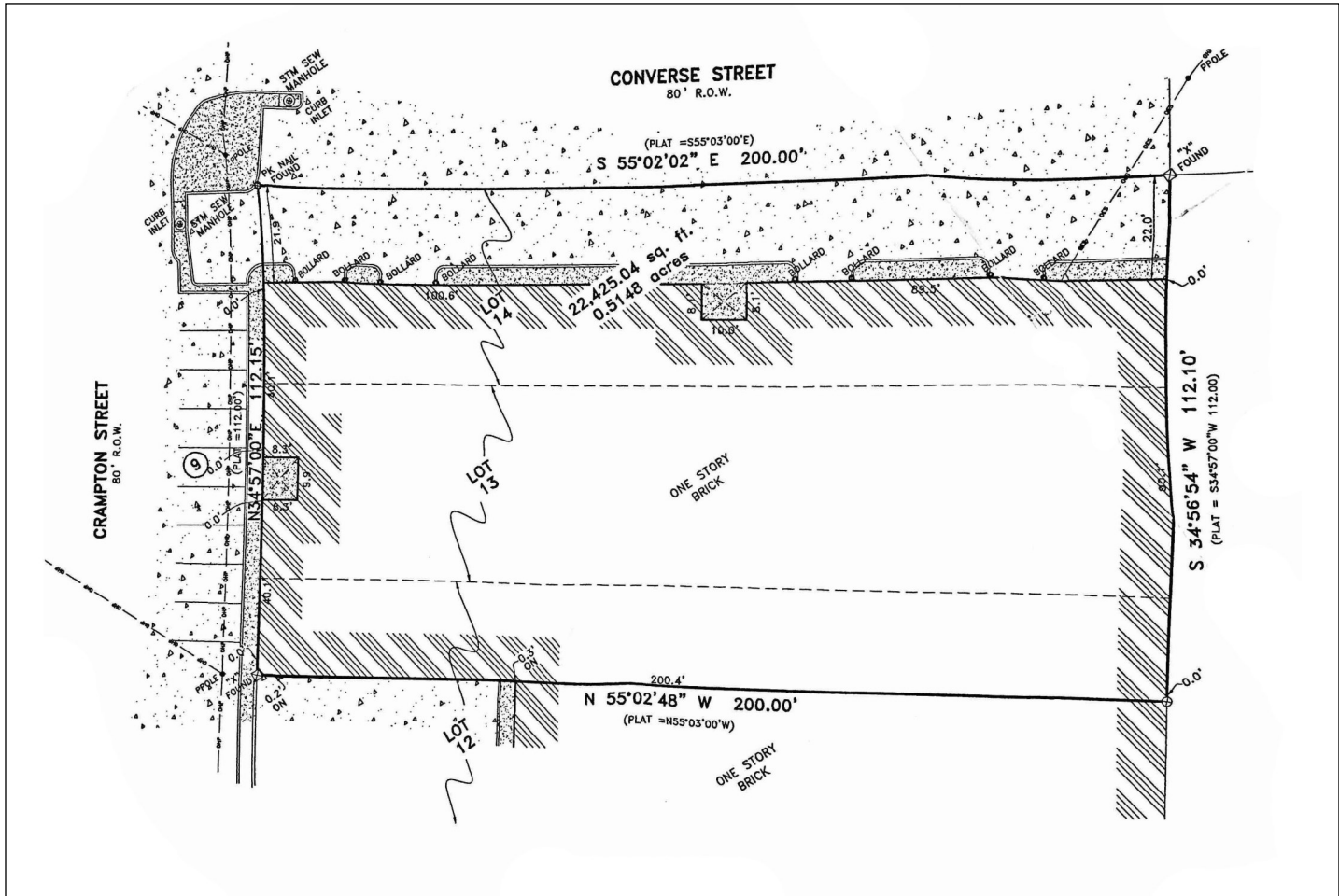
\$2,600,000/ \$145 PSF

DAVID GUINN
CELL 940.550.8618
DGUINN@MERCER-COMPANY.COM

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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.