



CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

20K-98K SF FOR LEASE

**0.71-4.61 ACRES
OUTSIDE STORAGE**



Josh Barnes, SIOR | 972.280.8353 | jbarnes@holtlunsford.com

Canon Shoults, SIOR | 972.280.8328 | cshoults@holtlunsford.com

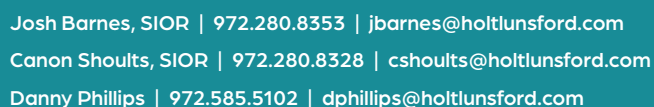
Danny Phillips | 972.585.5102 | dphillips@holtlunsford.com

This information is deemed reliable, however holt lunsford commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

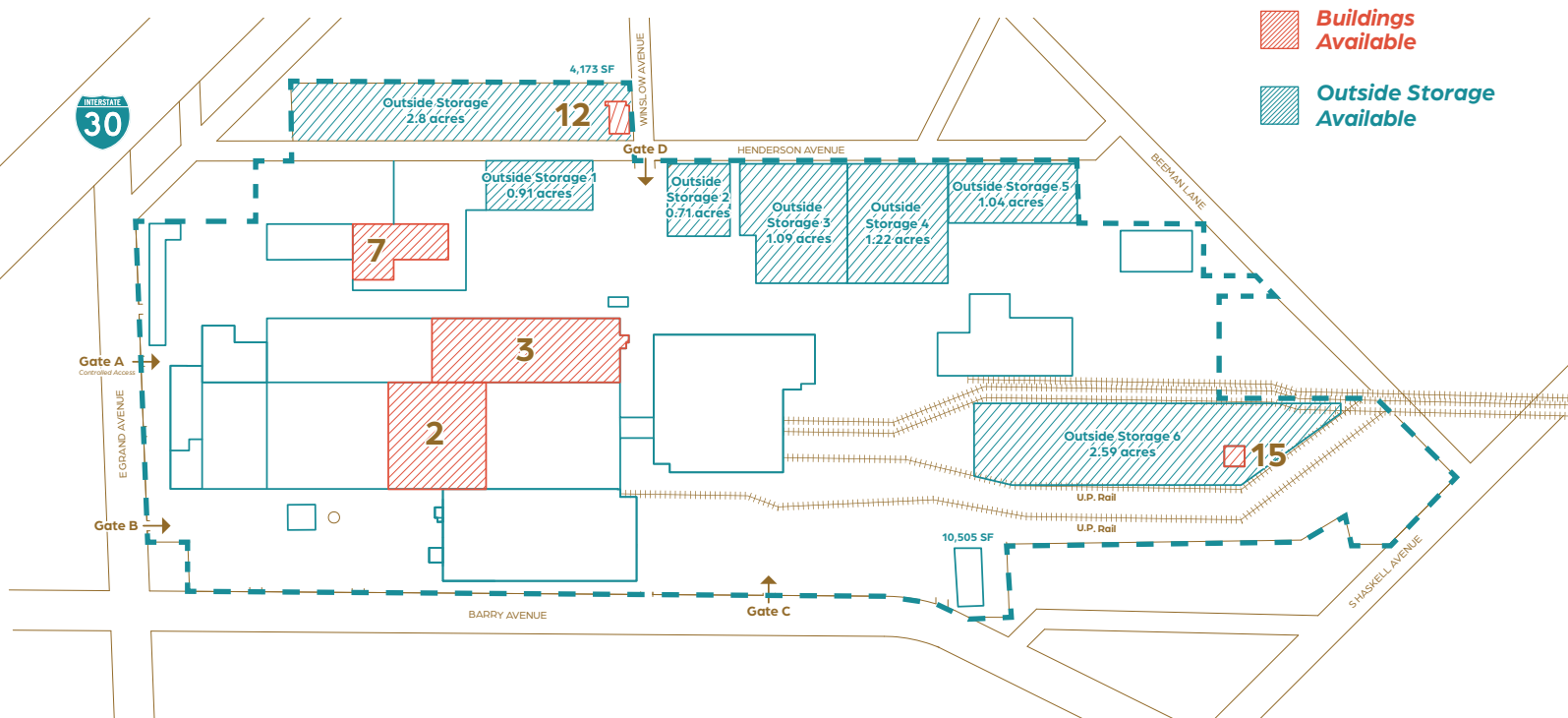


- Grade-level and dock-high loading
- Rail service to outside storage
- Heavy power: 3 phase 480 V
- Excellent accessibility to I-30, US-75, I-45 and I-35
- Three (3) miles to Dallas Central Business District
- Ample parking
- Fully sprinklered
- On-site property management

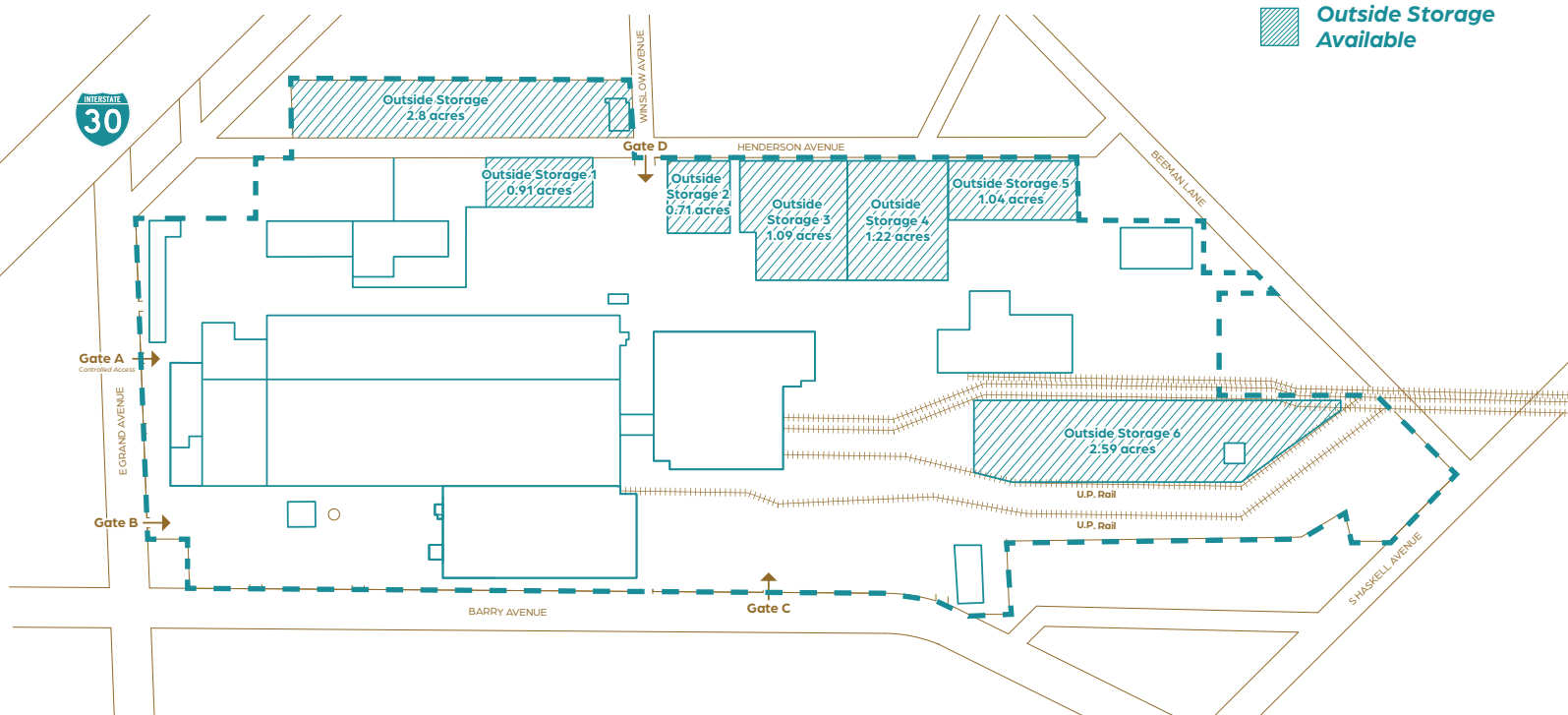
A map centered on Dallas, Texas, illustrating the service area for City Warehouse. Three concentric red circles are drawn around the city center, labeled "5 MILES", "10 MILES", and "15 MILES". The map shows major highways (Interstates 75, 30, 67, 40, 20, 35E, 377, 114, 183, 121, 190, 20, 35W) and surrounding cities such as Frisco, Allen, Plano, Richardson, Garland, Rockwall, Rowlett, Mesquite, Irving, Grand Prairie, Arlington, North Richland Hills, Keller, Flower Mound, Lewisville, Carrollton, Addison, Farmers Branch, Las Colinas, Grapevine, and Duncanville. Key locations like Little Elm, The Colony, University Park, Highland Park, and Mesquite are also marked. Two airports are highlighted: Dallas-Fort Worth International Airport and Dallas Lovefield Airport. A logo for "CITY WAREHOUSE" featuring a stylized warehouse icon is positioned at the bottom center of the map. A red banner in the top left corner contains the text "OUTSIDE STORAGE WITH RAIL ACCESS AVAILABLE".



SITE MAP: SUITES AND OUTSIDE STORAGE AVAILABLE



SITE MAP: OUTSIDE STORAGE AVAILABLE



BUILDING 12 LAND

2.8 acres
Comes with 4,174 SF building

OUTSIDE STORAGE 1

0.91 acres

OUTSIDE STORAGE 2

0.71 acres

OUTSIDE STORAGE 3

1.09 acres

OUTSIDE STORAGE 4

1.22 acres

OUTSIDE STORAGE 5

1.04 acres

OUTSIDE STORAGE 6

2.59 acres
Comes with 3,000 SF building (building 15)





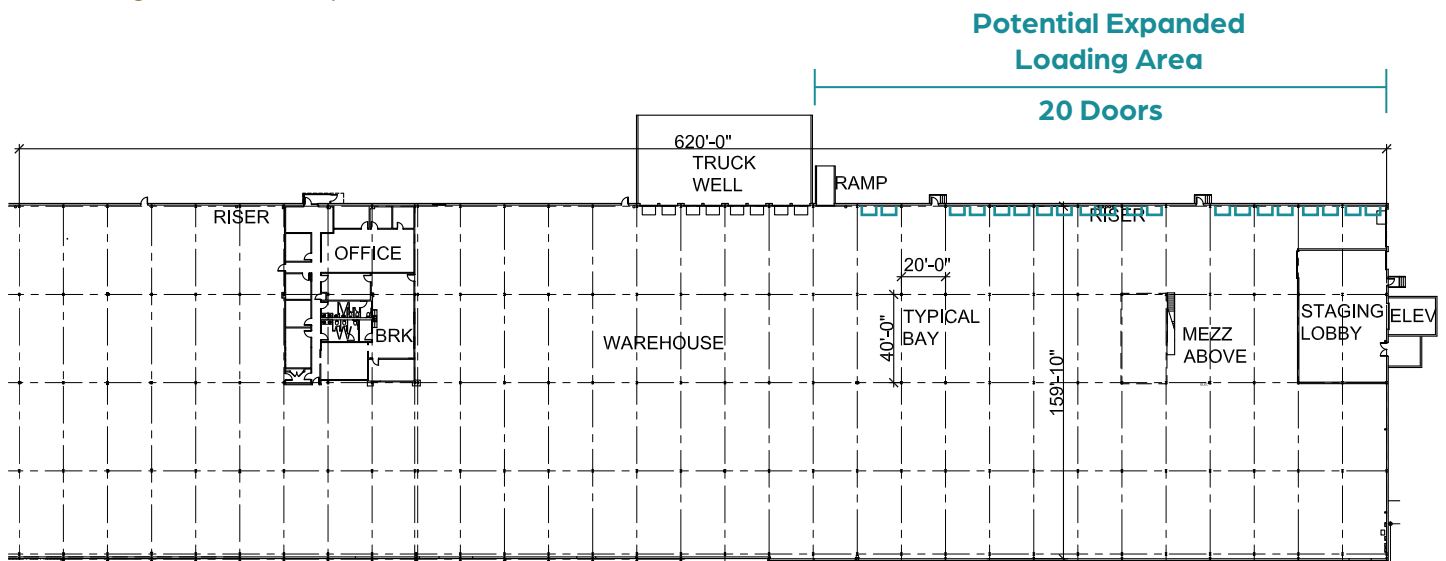
CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

BUILDING 3 98,259 SF

Suite Highlights

- 98,259 SF building
- 4,785 SF office
- 16'9" clear height
- Fully sprinklered
- Rail service to outside storage
- 20' x 40' column spacing
- Power: 1200 AMP / 480-volt / 3 phase
- Eight (8) dock-high doors with levelers
 - Ability to add twenty (20) dock-high doors
- One (1) grade-level roll up door





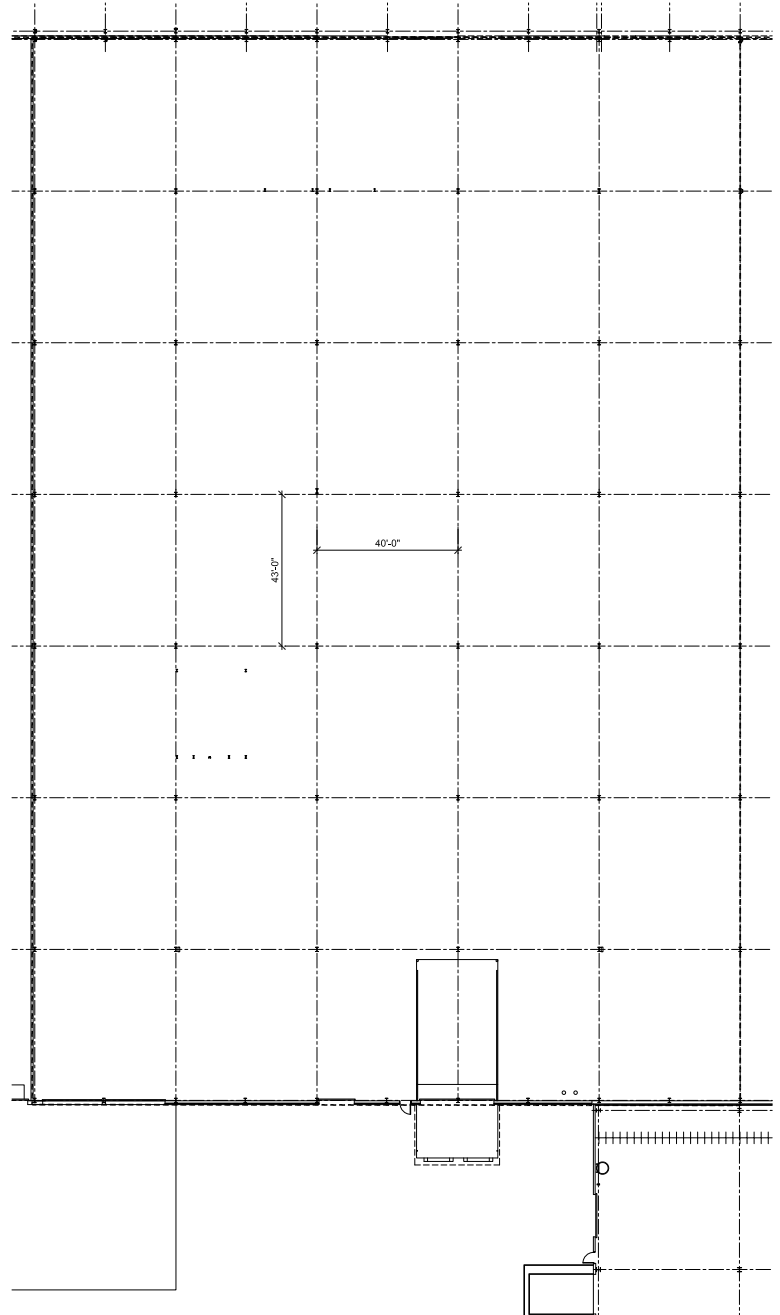
CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

BUILDING 2 **SUITE 200** **60,538 SF**

Suite Highlights

- 60,538 SF available
- 14' clear height
- Two (2) dock-well doors
- One (1) grade-level door
- Two (2) dock-high doors
- 480v, 1,000 amps
- 43' d x 40' w
- Easy access to I-30





CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223



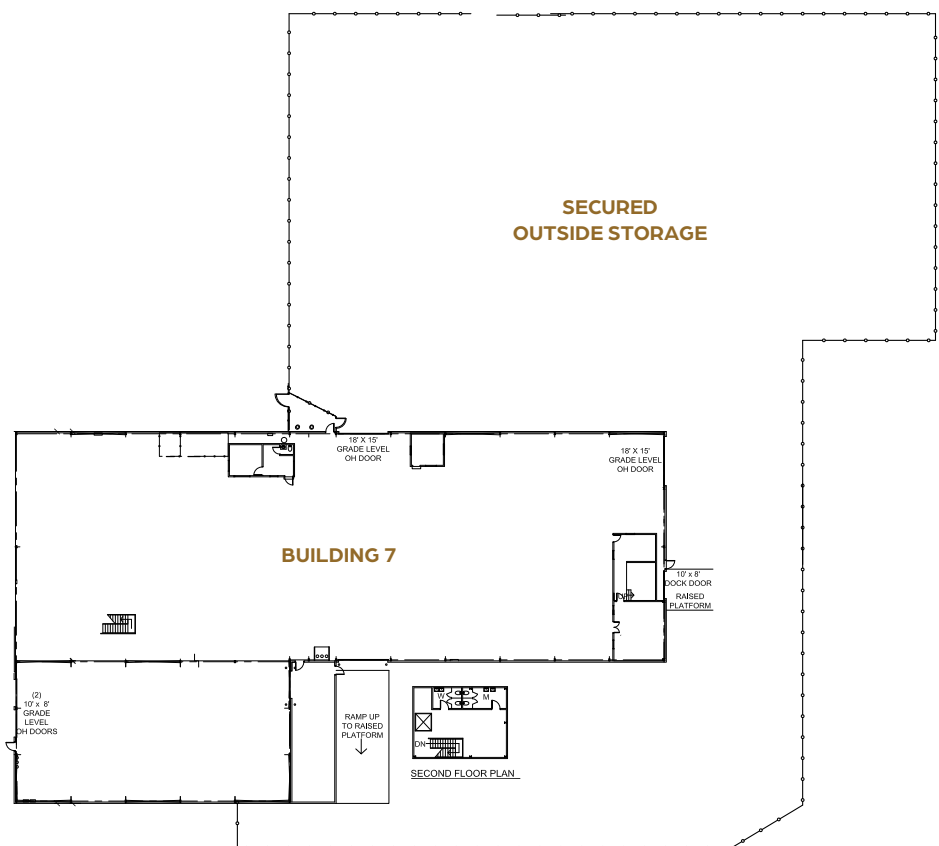
BUILDING 7 SUITE 700

Suite Highlights

- 26,203 SF total
- 1,058 SF office
- Clear height: 14'-15'
- One (1) 10' x 10' dock-high door with platform
- Two (2) 18' x 15' grade-level doors
- Two (2) 10' x 8' grade-level doors
- Easy access to I-30

Secured Outside Storage

- 1.27 acres
- 55,321 SF
- 1.462' perimeter





CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

**435 – 11,343 SF
AVAILABLE**

2ND FLOOR VACANCIES

Unit #	SF
310	4,045
315	5,964
350	5,353
350A	1,177
352	435
355	2,500
370	11,800
377	478

