

FOR SALE

\$1,150,000

10606 SHADY TRAIL

BUILDING 2 | UNITS 21 & 22

Dallas, Texas 75220

±5,400 SF TOTAL

(2,700 SF PER UNIT)



PROPERTY OVERVIEW

Opportunity to acquire two contiguous commercial condominium units totaling approximately 5,400 square feet in the highly desirable Northwest Dallas industrial corridor.

The property features fully built-out interiors, climate-controlled warehouse space, modern office finishes, and flexible options to operate as one space or maintain separation.

PROPERTY HIGHLIGHTS

- ✓ Units 21 & 22
- ✓ ±5,400 SF total (2,700 SF per unit)
- ✓ Two grade-level doors with ramps (one per unit)
- ✓ 3-phase power in both units
- ✓ Fully climate-controlled throughout
- ✓ HVAC replaced within last 5 years
- ✓ Turnkey, fully built-out interiors
- ✓ Can operate as one space or maintain separation
- ✓ All security equipment included with the sale; owner only needs to subscribe to monitoring service.

PRESENTED BY



Texas Upstart Group
— Residential & Commercial Real Estate —

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TEXAS UPSTART



NORTHWEST DALLAS
INDUSTRIAL CORRIDOR



MINUTES FROM
INTERSTATE 35E

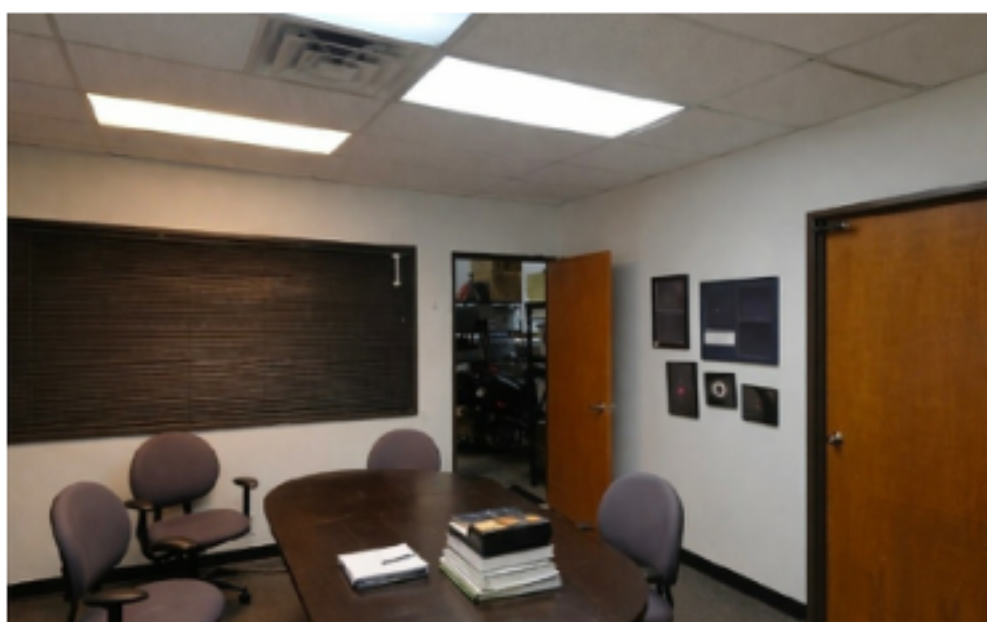
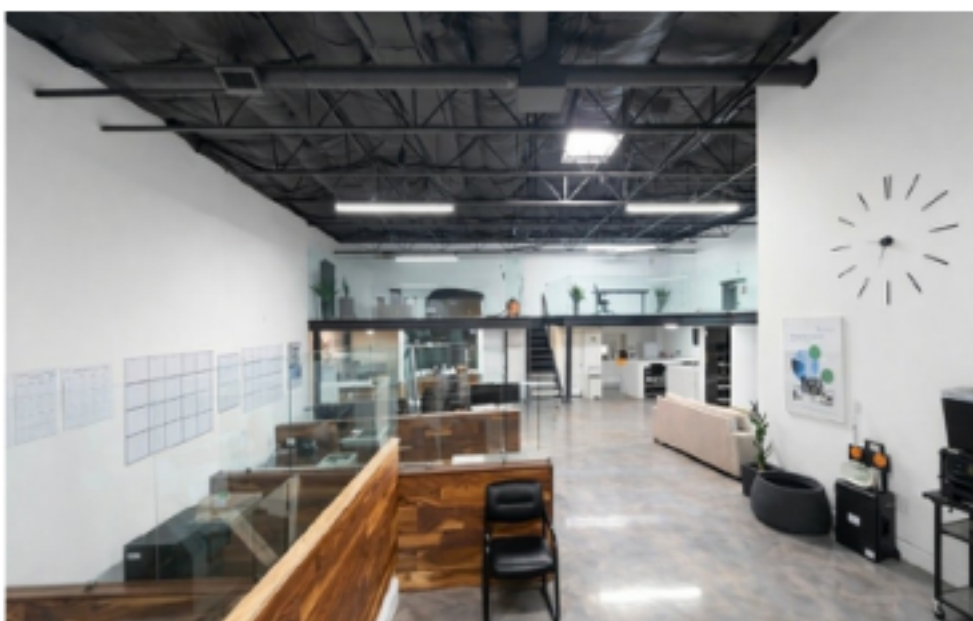


QUICK ACCESS TO
LOOP 12



CENTRALLY LOCATED
WITHIN DFW

PROPERTY PHOTOS



FLOOR PLANS

SUITE 21 FLOOR PLAN

SUITE 22 FLOOR PLAN

