



601 W. Mockingbird Lane Dallas, Texas 75247

45,895 SF available for lease

01

The Property

This industrial facility is located in Dallas, Texas, and features 45,895 SF of warehouse space with a move-in-ready 2,294 SF office and prominent frontage along W. Mockingbird Lane. Ideally situated just minutes from Downtown Dallas, Dallas Love Field Airport, and University Park, the property offers exceptional accessibility and visibility.

45,895

SF

Immediate

Availability

24'

Clear Height

Warehouse Area: 43,601 SF

Office Area: 2,294 SF

Dock Doors: 8 dock-high doors (10'x10')

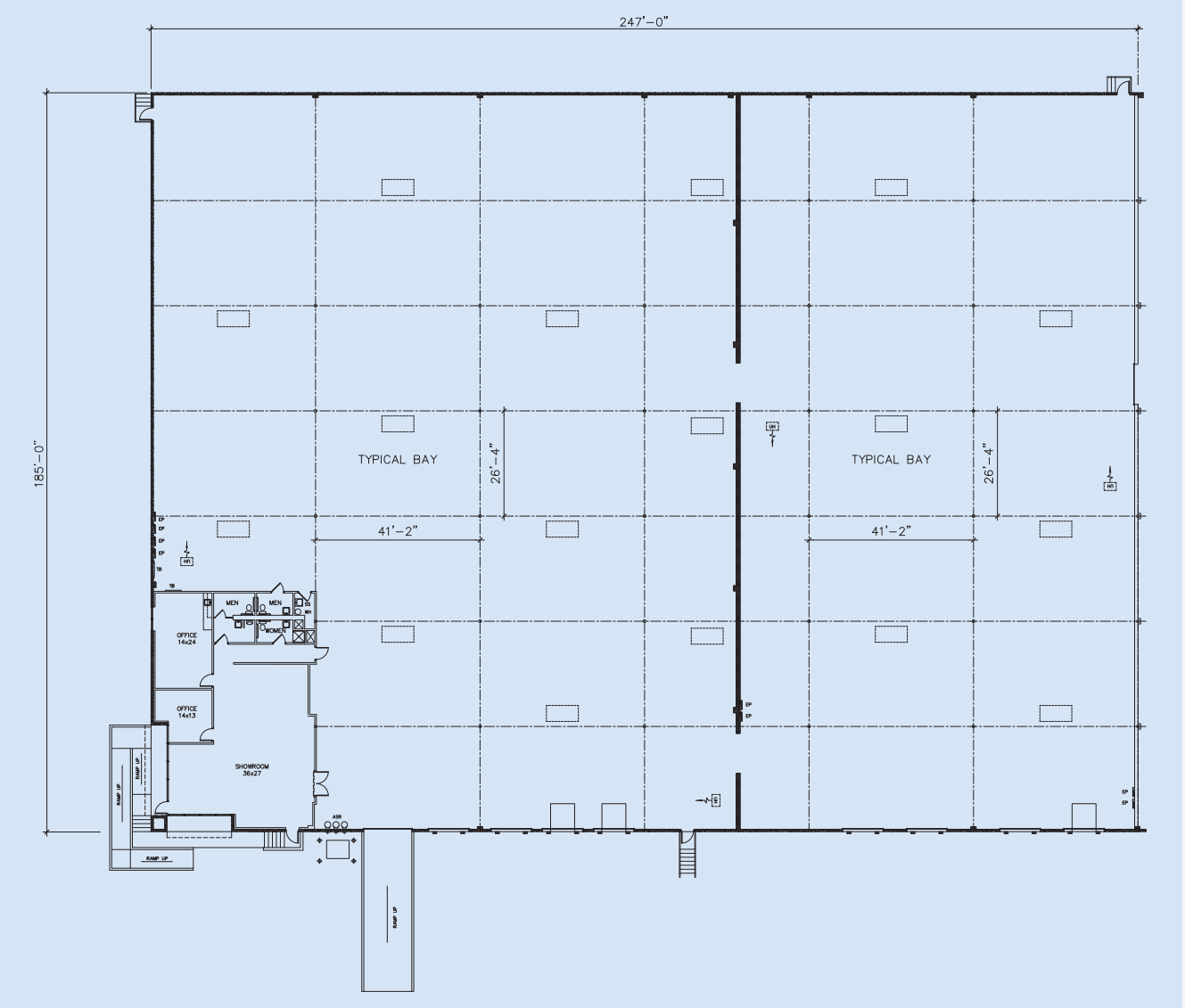
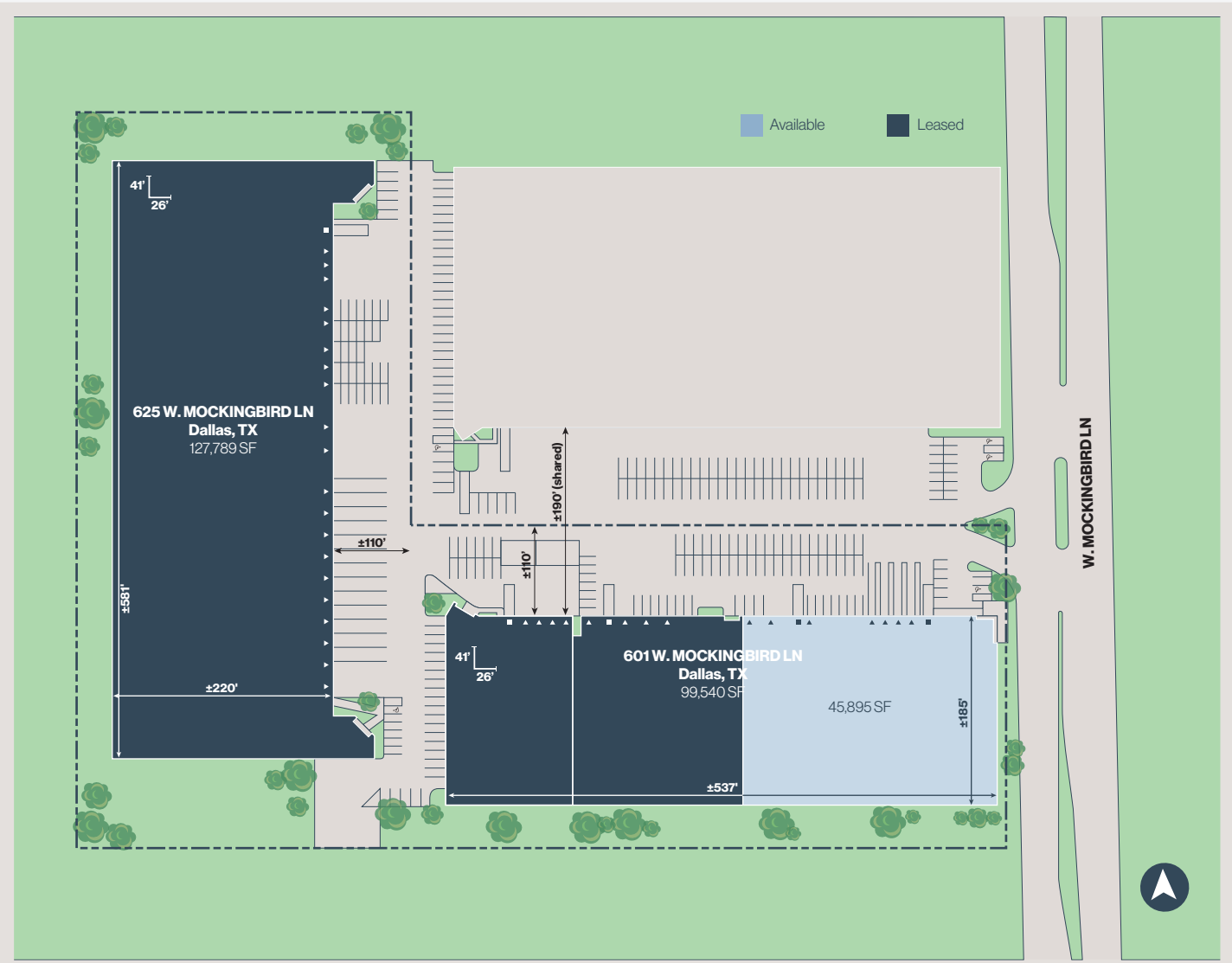
Levelers: 3 pit levelers

Ramps: 1 ramp (12'x12')

Sprinklers: Fully sprinklered

Lighting: LED throughout

Power: 3-phase 120/240v 425 amps



02

Location Highlights



Airports

Dallas Lovefield Airport
10 minutes

Dallas-Fort Worth International
Airport 15 minutes



Highways

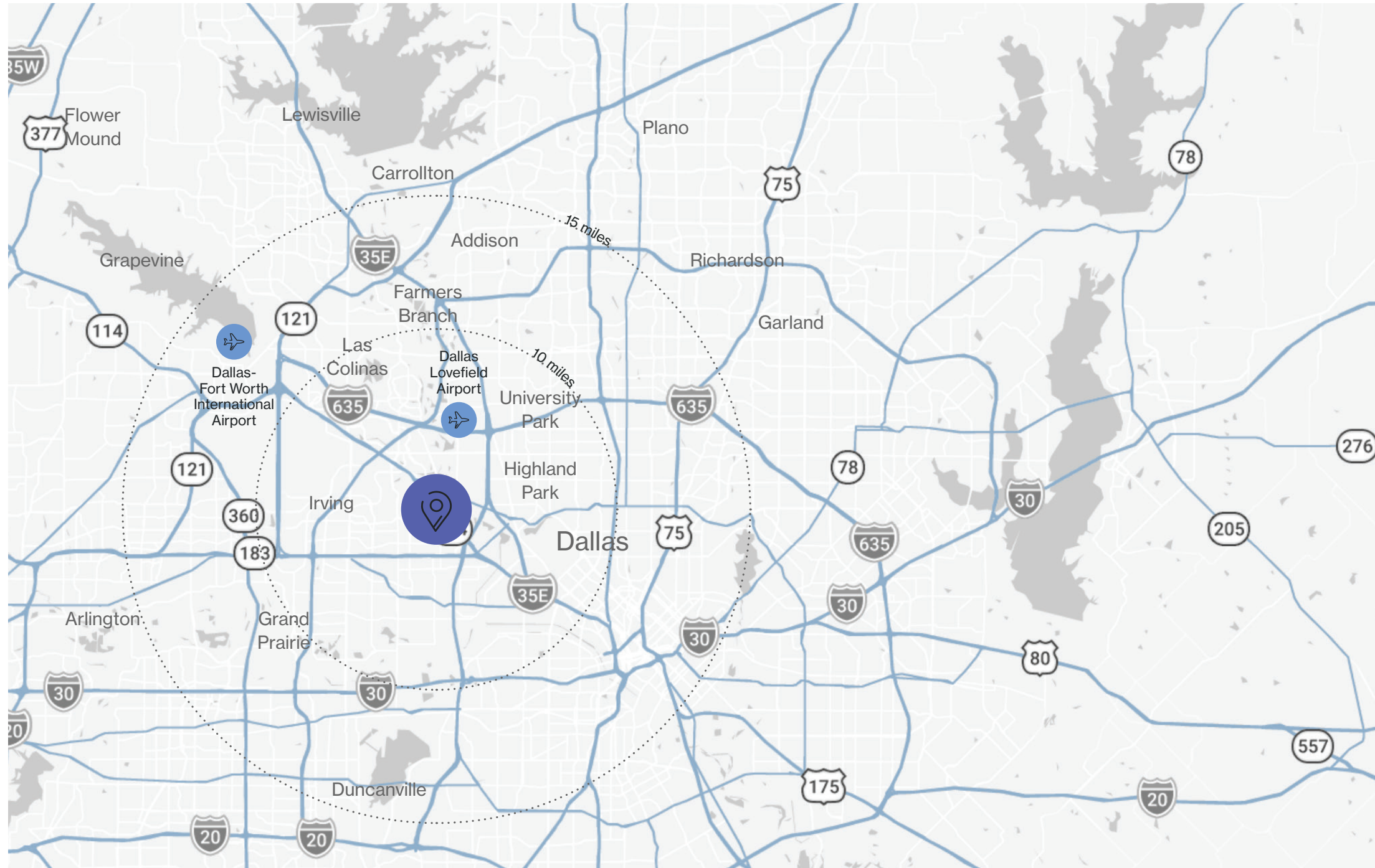
35 E

183

Loop 12

Highway 114

Dallas North Tollway



03

About Oxford Properties

1960

Founded

4

Continents

146.7M+*

Sq. Ft. Portfolio

\$1.7B

Expected equity
committed to
developments

\$86.2B*

AUM

Oxford Properties Group is a leading global real estate investor, developer and manager.

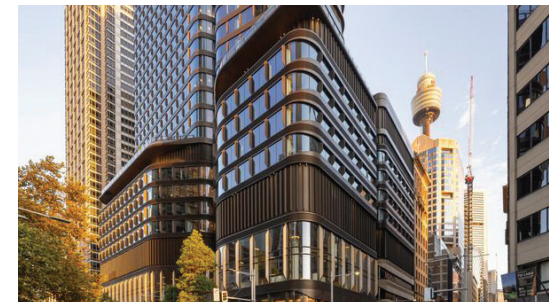
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Oxford's owned portfolio encompasses logistics, office, retail, multifamily residential, life sciences, credit and hotels in global gateway cities and high-growth hubs. A thematic investor with a committed source of capital, Oxford invests in properties, portfolios, development sites, debt, securities and real estate businesses across the risk-reward spectrum.

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*Oxford + platform companies references companies where Oxford has a majority investment and management stake. **Hotels & Alternatives classification includes hotels and indirect investments. Transaction volumes, opportunities underwritten, 20-yr average total return and development activity are as of December 31, 2025.



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