

4818 Woodall Street · Dallas, Texas

West Brookhollow Submarket · Dallas–Fort Worth Metro

\$11.50

PER SF / NNN

23,790 SF

TOTAL BUILDING

1,600A

3-PHASE POWER

1.03 AC

LOT SIZE



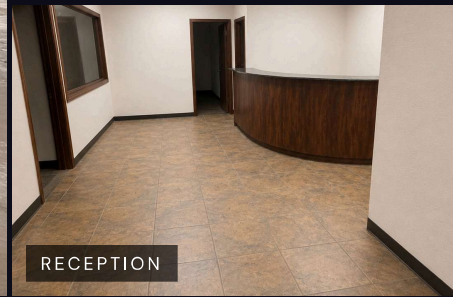
EXTERIOR



WAREHOUSE



OFFICE



RECEPTION



KITCHEN

*** FULLY AIR CONDITIONED WAREHOUSE — 90 TONS ZONED HVAC ***

SPACE BREAKDOWN

Office Space	5,833 SF
Warehouse — Section 1	11,918 SF
Warehouse — Section 2	6,039 SF
Total building	23,790 SF

PROPERTY HIGHLIGHTS

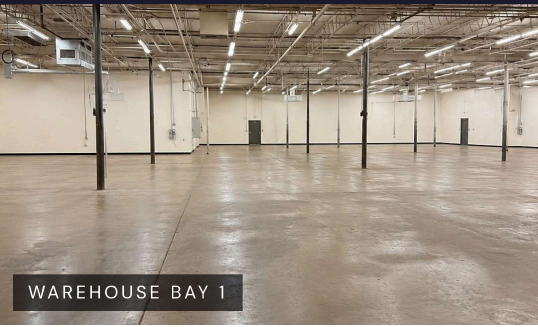
- 1,600A 3-phase power
- 90 tons zoned HVAC
- 85 HP compressed air
- Full Kitchen with Lunch Room and 4 multi-stall restrooms included in the office space
- 2 loading docks
- 50+ parking spaces
- Fully fenced yard
- Remodeled 2012

ABOUT THE PROPERTY

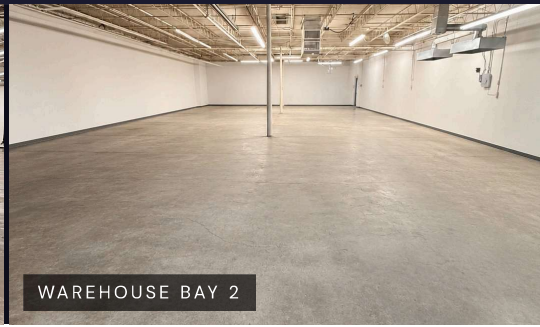
Rarely available flex/industrial opportunity in Dallas's West Trinity Industrial District — 23,790 SF of fully remodeled, move-in ready space purpose-built for power-intensive operations. The facility delivers 1,600-amp, 3-phase electrical service with dedicated computer-safe double-grounded circuits in the office, making it equally suited for light manufacturing, distribution, tech operations, or a corporate headquarters with warehouse needs. The warehouse spans 17,957 SF across two clear-span bays served by two loading docks, 50+ surface parking spaces, and a fully fenced yard.

Mechanical, Site & Demographics

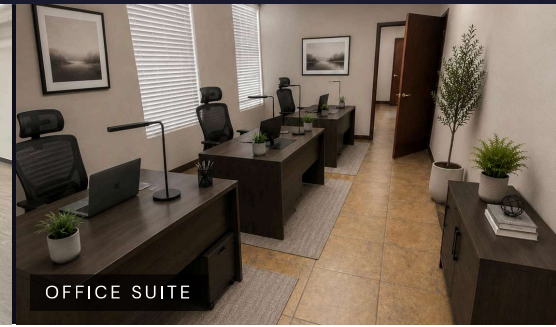
West Brookhollow Submarket · \$11.50/SF NNN · 23,790 SF



WAREHOUSE BAY 1



WAREHOUSE BAY 2



OFFICE SUITE

ELECTRICAL

1,600-amp, 3-phase service — main switch at employees' entrance
 Dedicated computer-safe double-grounded circuits in office
 All-new wiring (remodeled 2012)

FULLY AIR CONDITIONED WAREHOUSE

20 tons front office · 50 tons production warehouse
 5 tons press room · 15 tons back storage
 90 tons total zoned climate control

COMPRESSED AIR

Compressor 1: 35 HP screw unit
 Compressor 2: 50 HP screw unit
 200-gallon storage · multiple drops throughout · professionally maintained

PLUMBING & SITE

PEX-A tubing throughout · all-new 2012
 Full kitchen, lunch room, 4 multi-stall restrooms
 Zoning Z116 · Lot 1.03 AC · APN 00000765772000000

PROPERTY DETAILS

Address	4818 Woodall St, Dallas, TX
Building size	23,790 SF
Lot size	1.03 AC (44,785 SF)
Zoning	Z116
Land use	Warehouse / Industrial
Stories	1
Year renovated	2012
Power	1,600A · 3-phase
Market	Dallas / Fort Worth
Submarket	West Brookhollow
APN / Parcel ID	00000765772000000

ADDITIONAL FEATURES

Loading docks	2
Parking spaces	50+
Fenced yard	Yes — fully secured
Office rooms	8 private offices
Restrooms	4 multi-stall
Kitchen	Full kitchen + lunch room
HVAC total	90 tons zoned
Compressed air	85 HP · 200-gal storage
Warehouse space	17,957 SF total
Office space	5,833 SF
Asking rate	\$11.50/SF NNN

DEMOGRAPHICS NEAR 4818 WOODALL ST

4818 Woodall Street · Dallas, TX

West Brookhollow Submarket · West Trinity Industrial District · Zoning Z116

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