

# 2970-2990 Congressman Lane

Dallas, Texas 75220

FOR SALE OR FOR LEASE

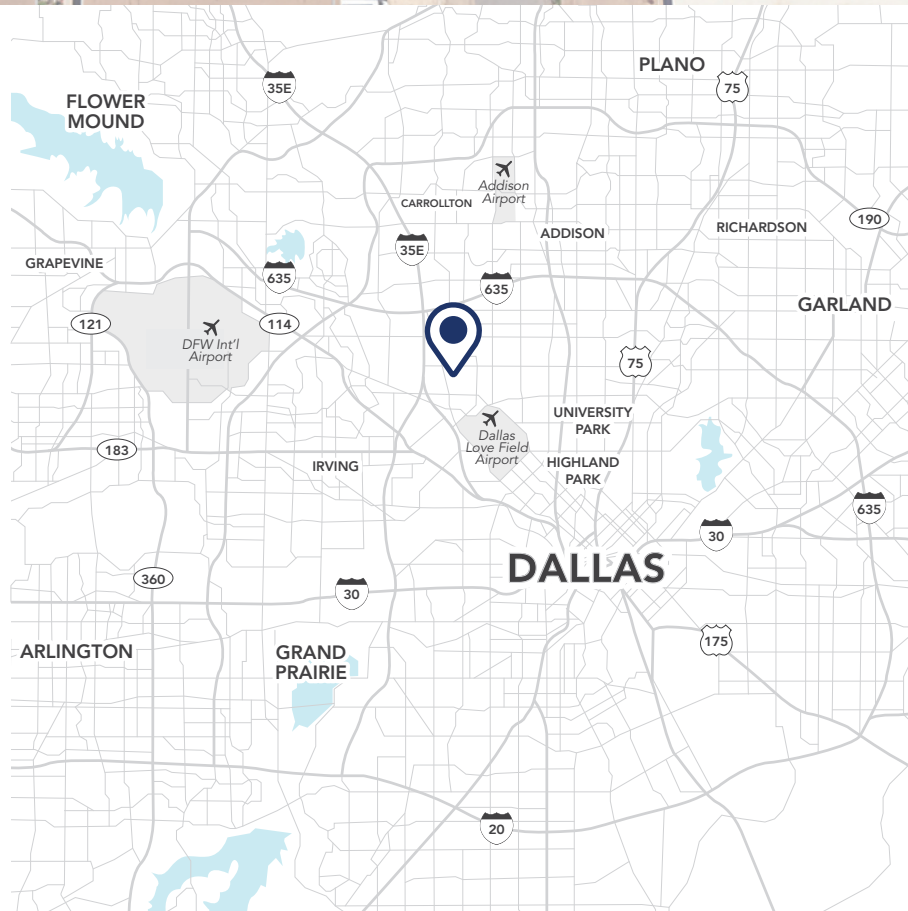


## BUILDING OFFERING

- Excellent Owner User Opportunity with In Place Income
- 51% Contiguous Vacancy Available
- 23,337 Total Square Feet (BOMA 2019)
- 15,427 SF Contiguous Space Available
- Loading: Dock High, Side & Front, and Ramp
- 40+ Parking Spaces (expandable)
- 14' Clear Height
- IR Zoning
- **Call Brokers for Pricing Guidance**

## SPACE AVAILABILITY

- 5 Total Suites (2 Leased / 3 Vacant)
- **Suite 2970 - 4,526 SF**
  - End Cap Space
  - 1 Grade Level Side Load Door
  - 1 Dock High Door
- **Suite 2978 - 3,423 SF**
  - 1 Dock High Door
  - April 2026 Availability
- **Suite 2982-2986 - 6,778 SF**
  - 2 Dock High Doors



**Jamie Jennings** (Sale & Leasing)  
jjennings@streamrealty.com  
214.914.1809

**Giovanni Scardino** (Leasing)  
giovanni.scardino@streamrealty.com  
847.612.8488

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2970 - 2986 Congressman



2982-2986 Congressman - Warehouse

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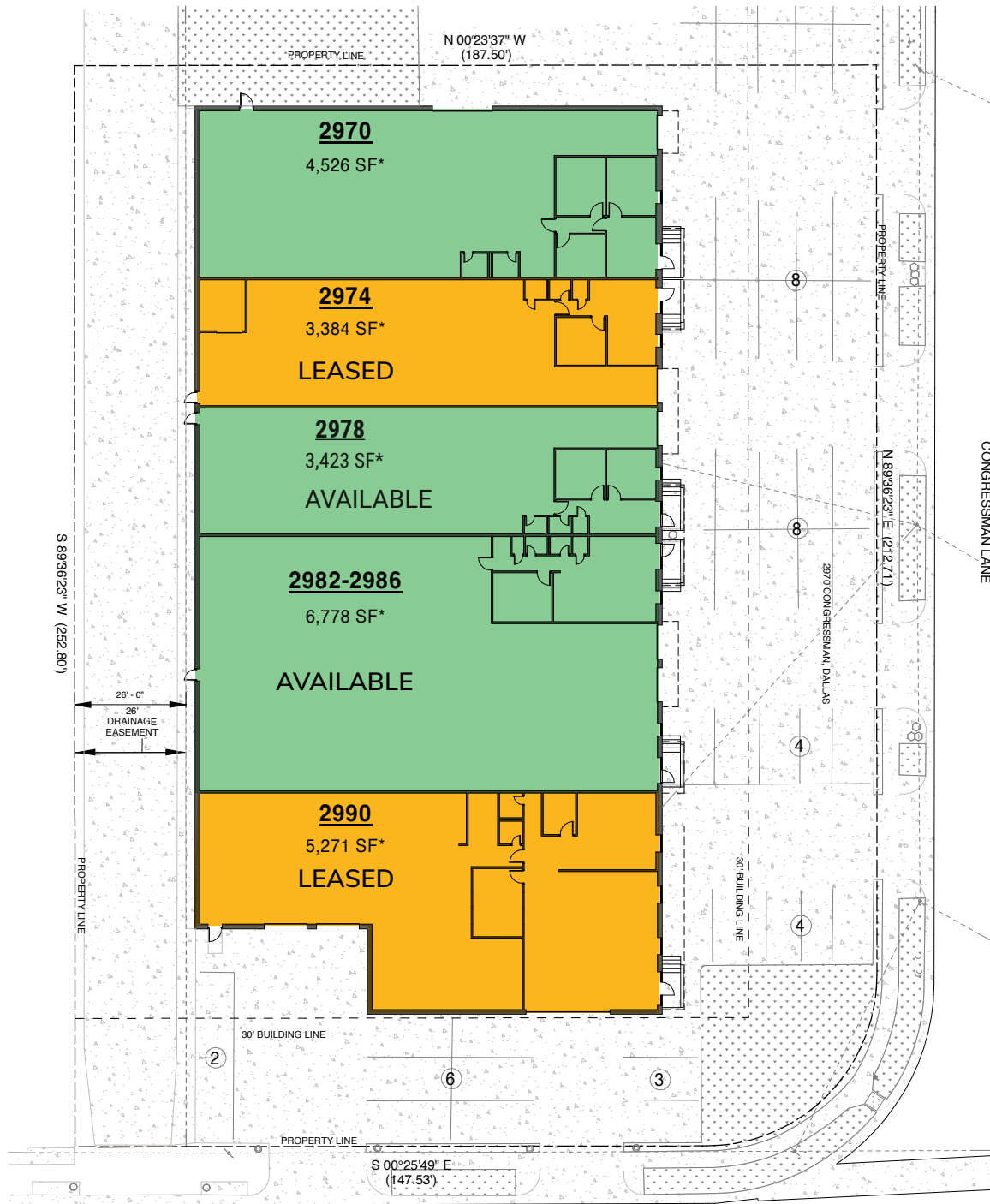
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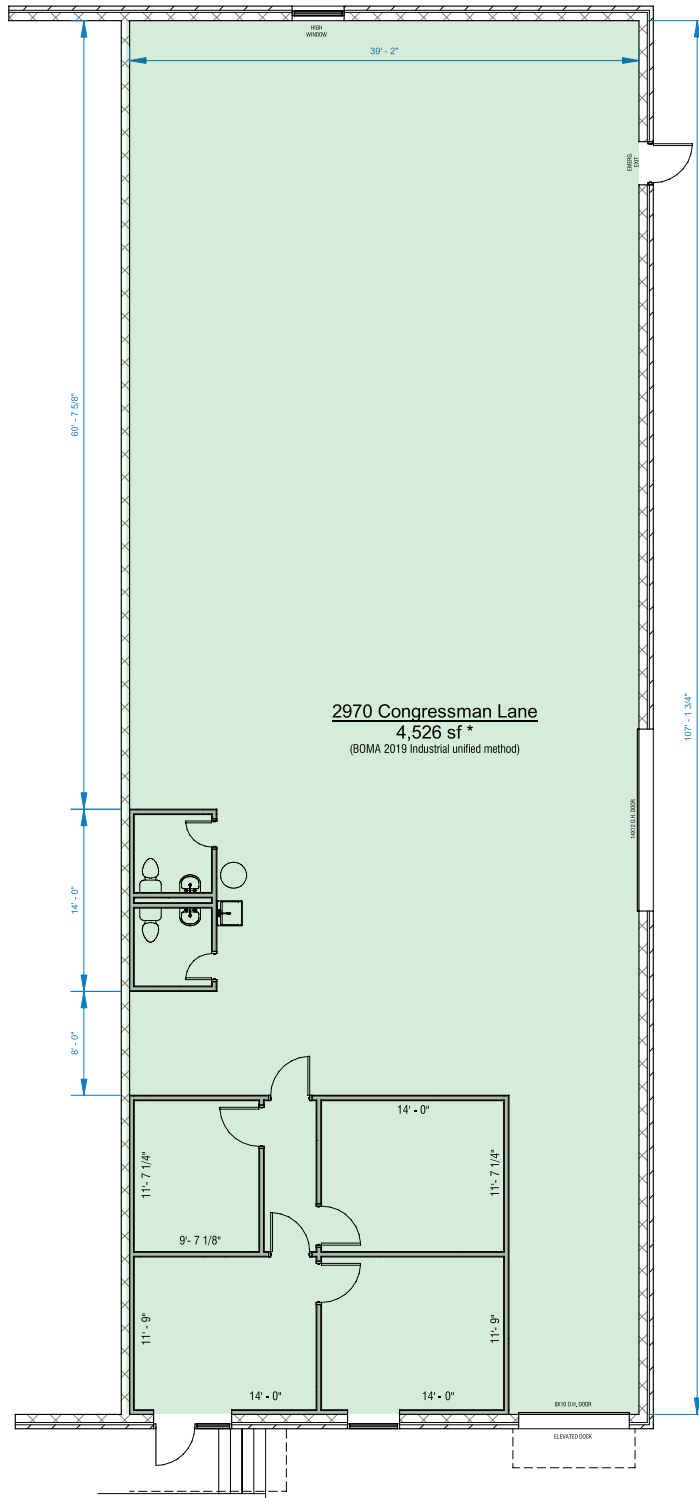
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## 2970 Congressman Lane

### AREA SCHEDULE:

Warehouse Area = 3,711 sf  
Office Area = 815 sf  
Total Area = 4,526 sf



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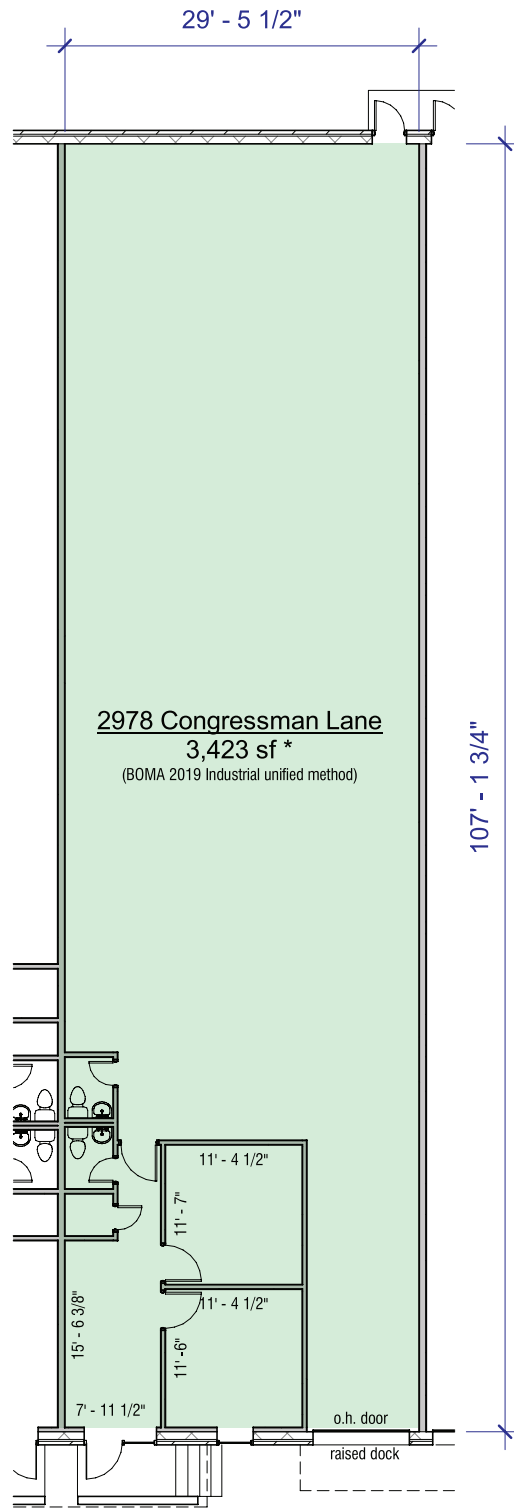
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## 2978 Congressman Lane

### AREA SCHEDULE:

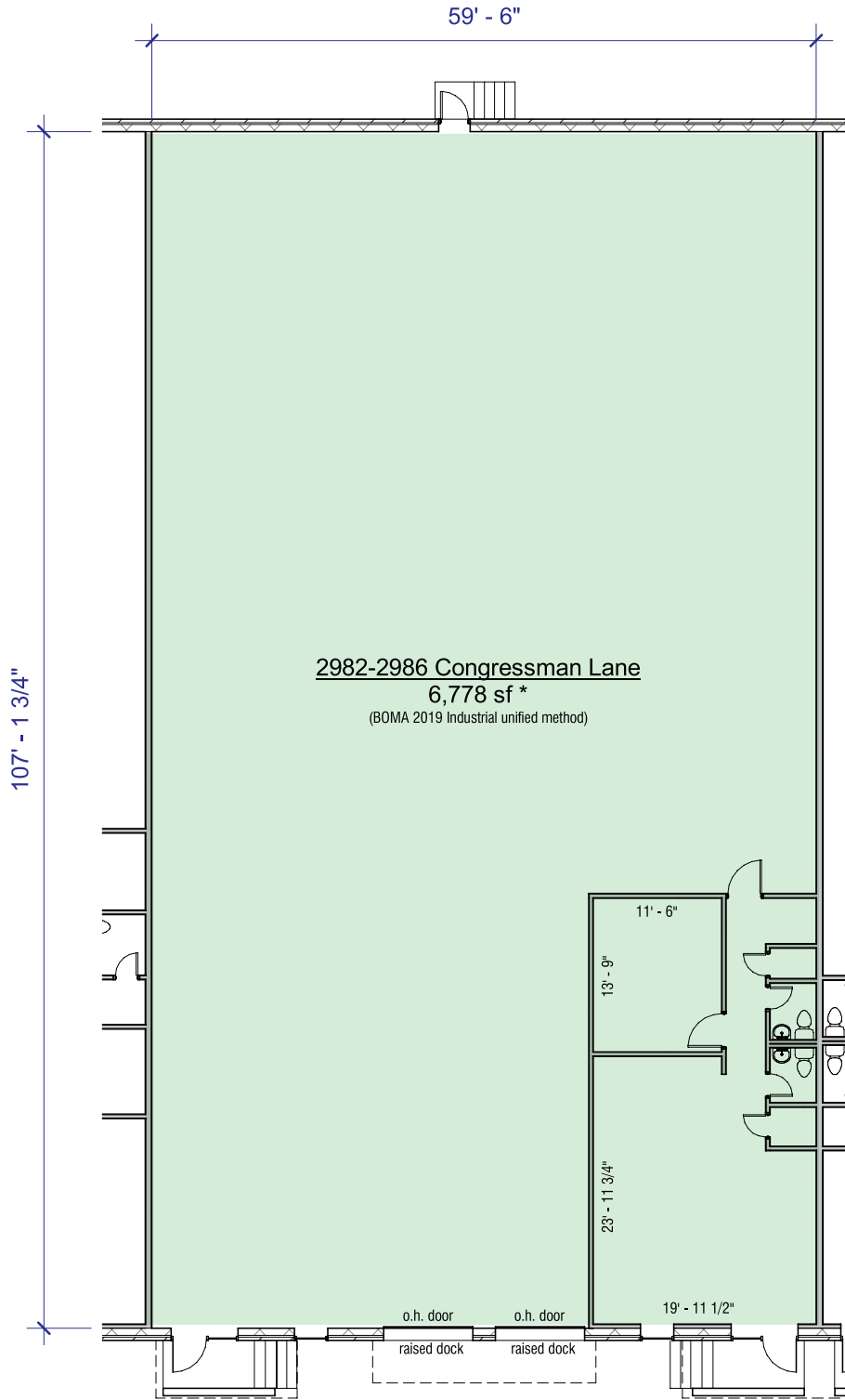
Warehouse Area	=	2,835
Office Area	=	588
Total Area	=	3,423



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## 2982-2986 Congressman Lane

### AREA SCHEDULE:

Warehouse Area	=	5,888
Office Area	=	890
Total Area	=	6,778



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