

FOR LEASE

3636 N Buckner | Dallas, TX 75228



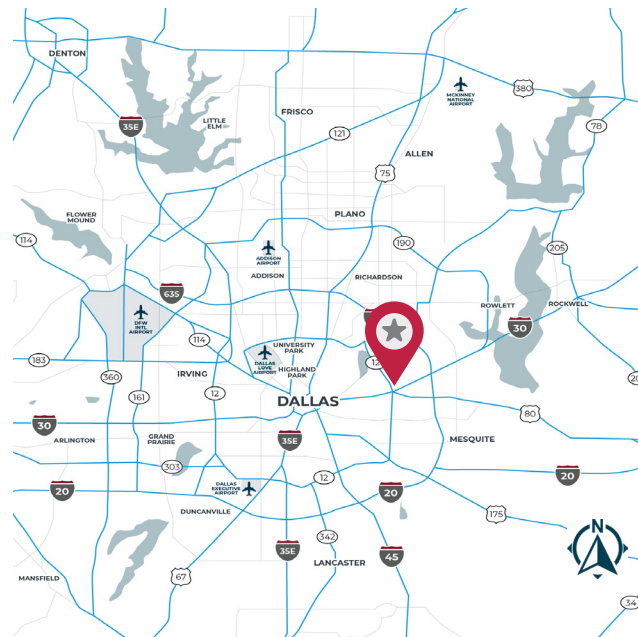
84,960 SF ON 9.01 ACRES

PROPERTY HIGHLIGHTS

- Building Size:** 84,960 SF
- Divisible to:**
- 28,320 SF with +/- 2.50 acres of outside storage
 - 37,760 SF with +/- 3.01 acres of outside storage
 - 47,200 SF with +/- 3.62 acres of outside storage
- Land:** 9.01 Acres
- Power:** 3 Phase 1,200 amps (can expand to 4,000 amps)
- Loading:** 6 dock high doors, 5 grade level doors
- Clear Height:** 15' - 16'
- Zoning:** Light industrial
- IOS:** Outside storage allowed
- HVAC:** Previously fully air-conditioned and easily restorable

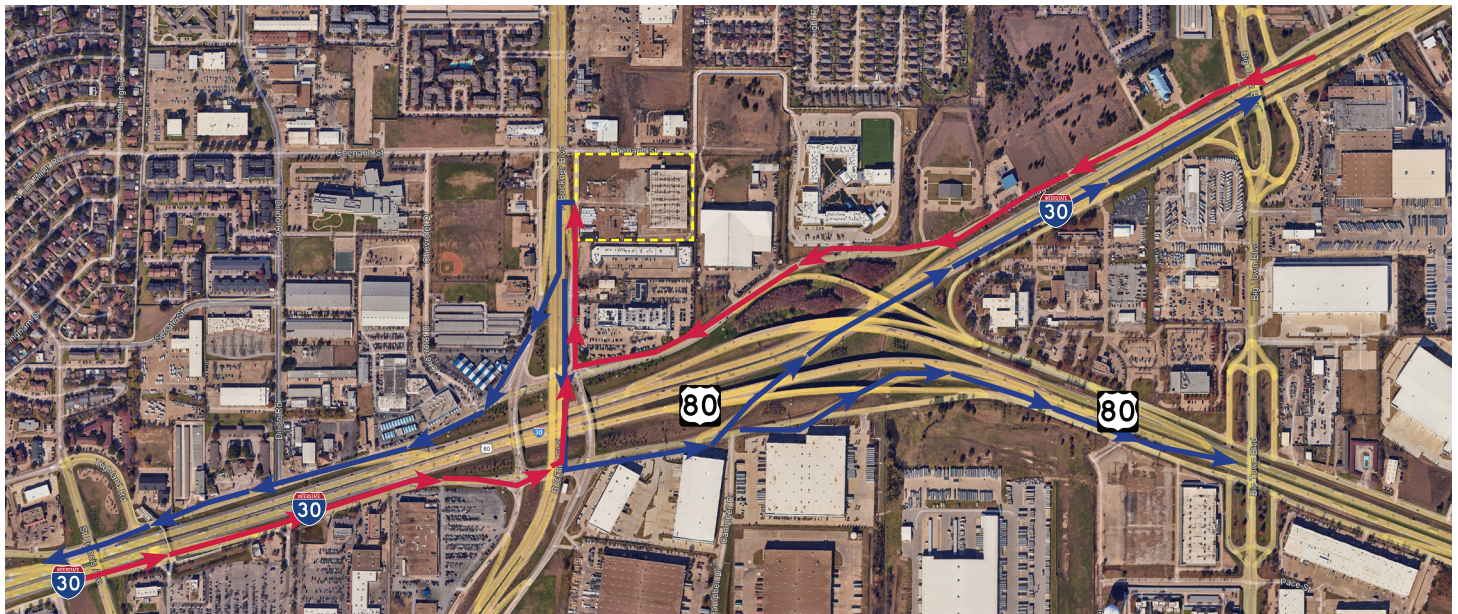
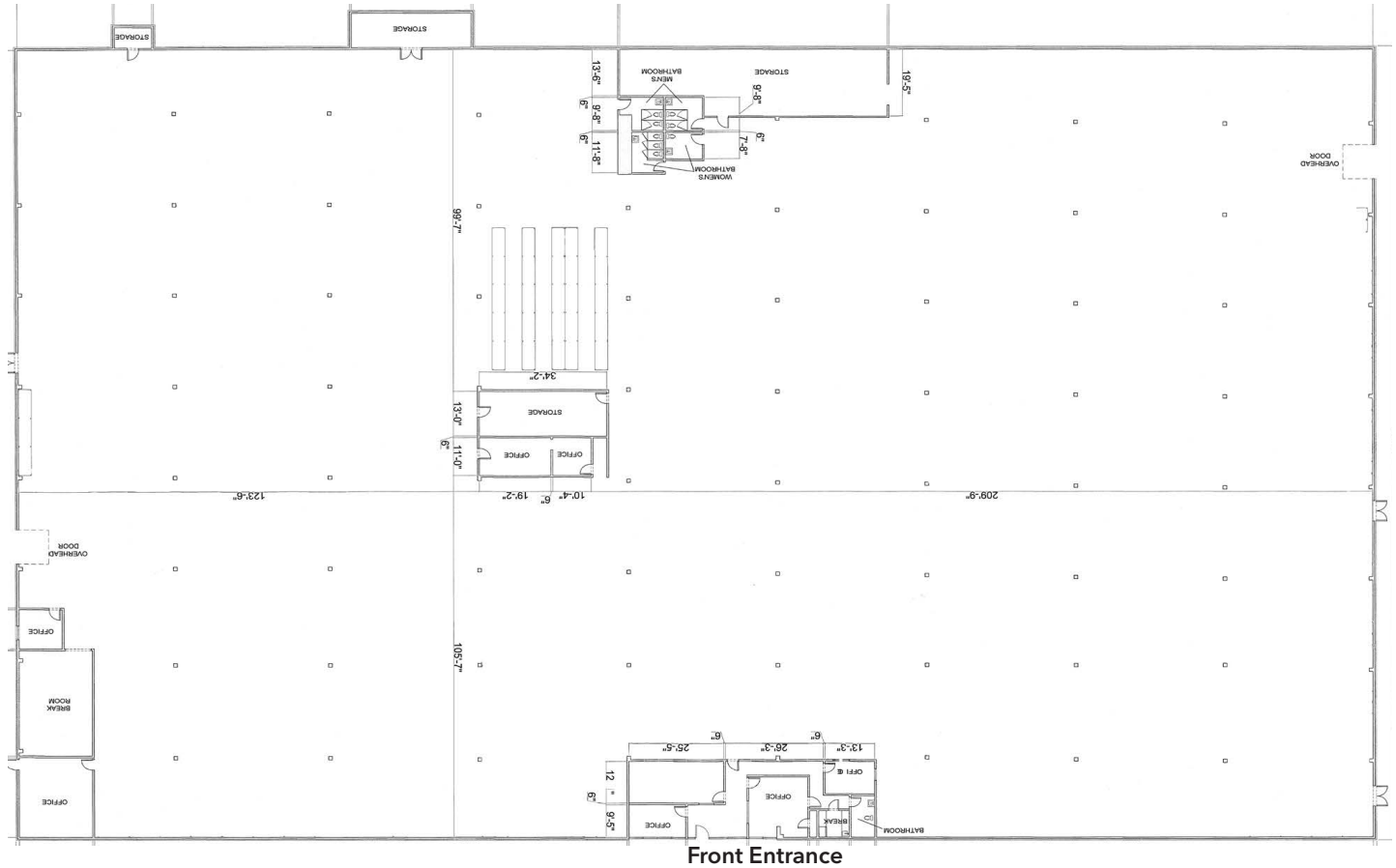
NOTES

Excellent location with quick and easy access to major highways
0.31 miles from I-30
0.79 miles from US Hwy 80
New ownership. Complete renovation underway
New roof, fire lane and hydrants, updated building facade, updated
Interior, new LED exterior and interior lighting, new exterior fencing
and gates, new dock equipment, new exterior gravel, etc



84,960 SF AVAILABLE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION:

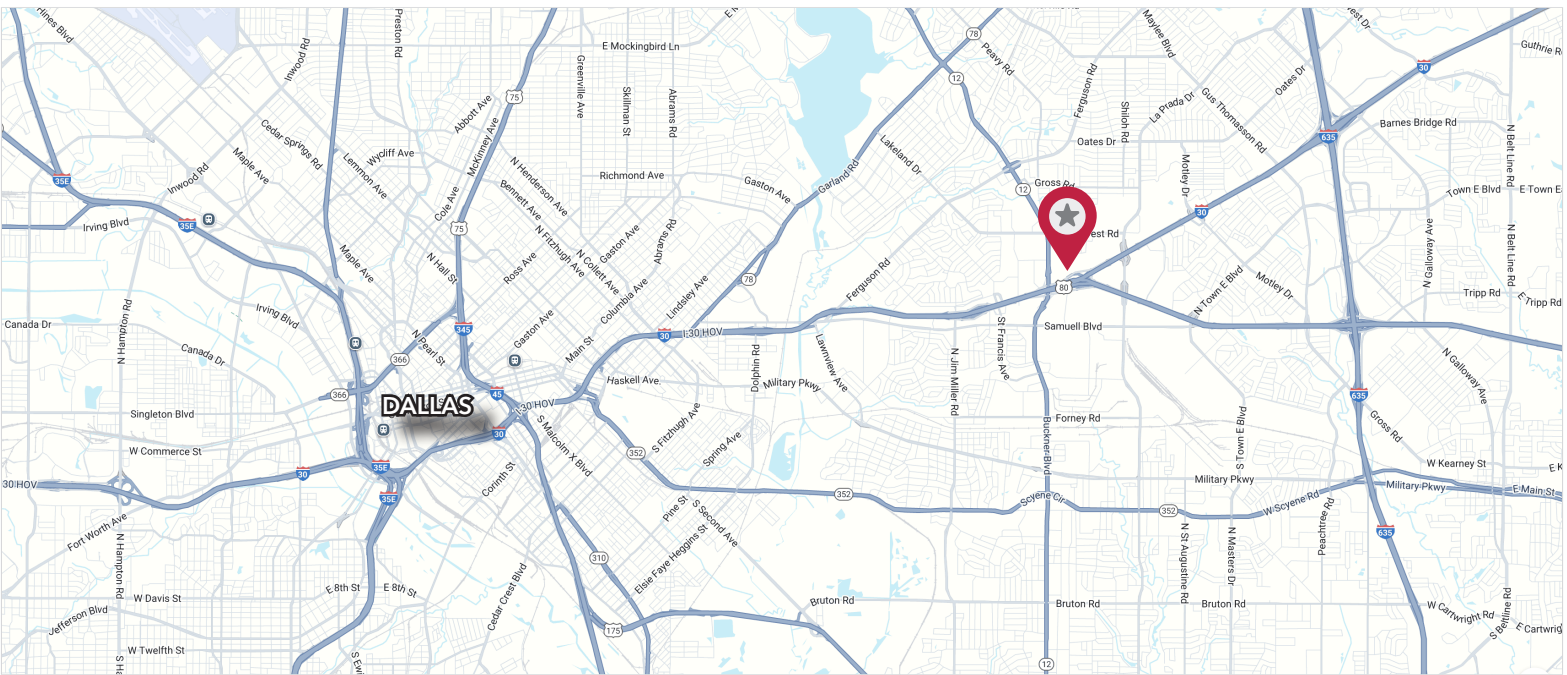
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