

11245

INDIAN TRAIL

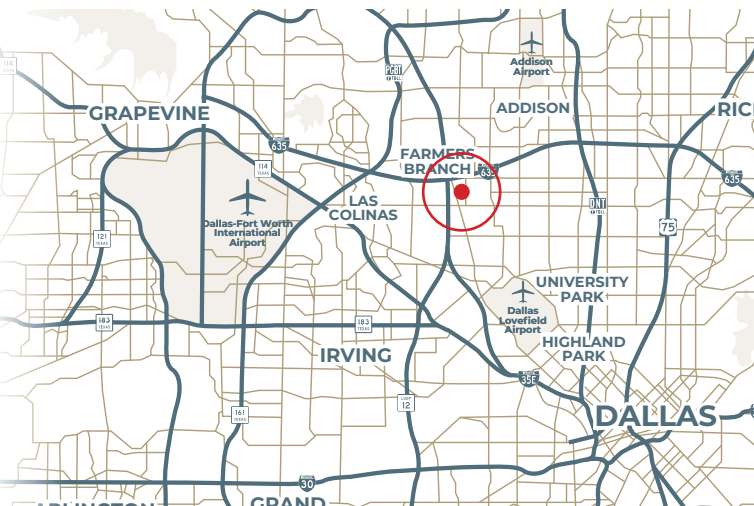
Dallas, Texas 75229

FOR LEASE OR SALE
36,269 SF

Heavy Power & Crane Served
Secured Outside Storage

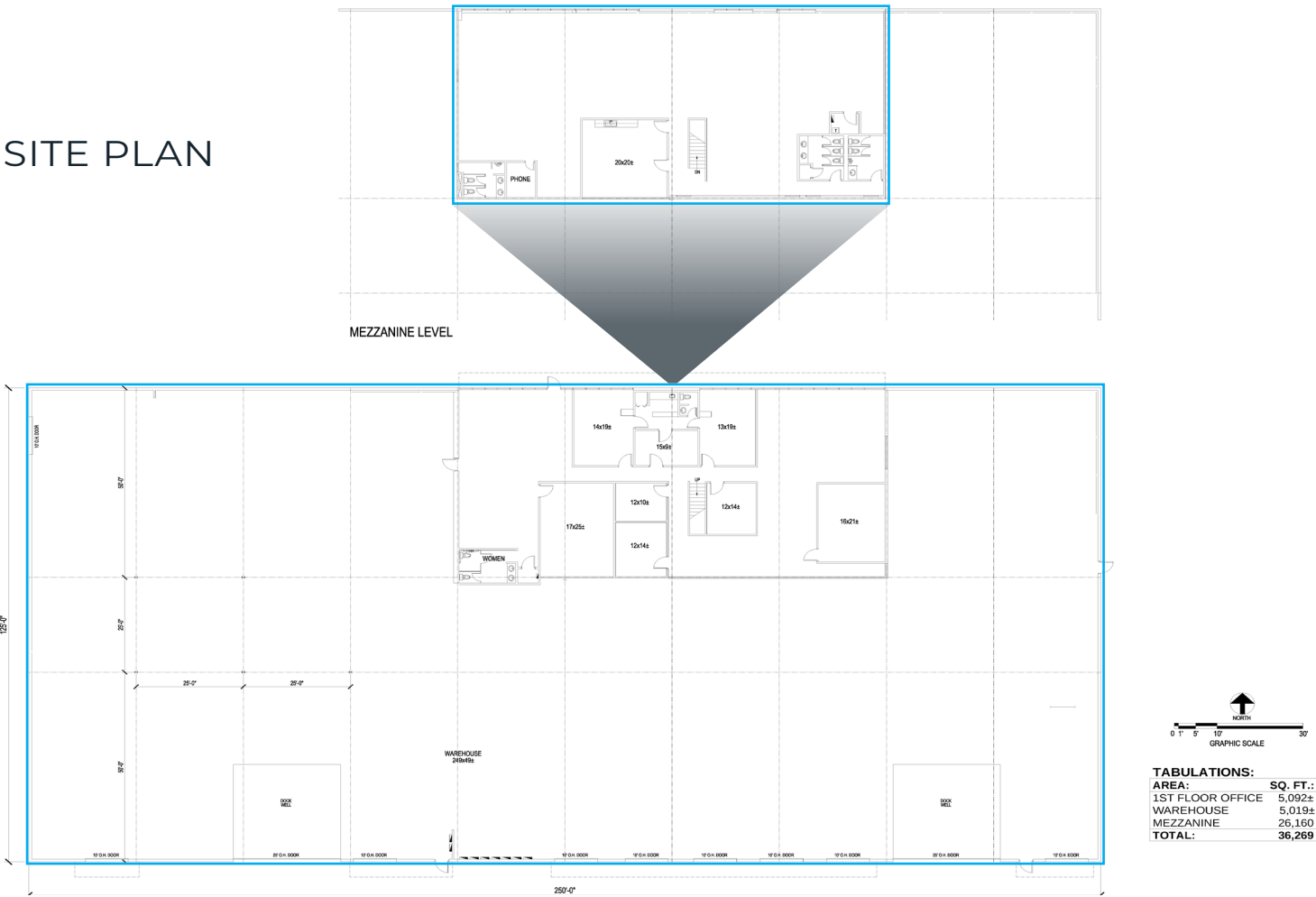


PROPERTY HIGHLIGHTS



- 36,269 SF Available Immediately
- 20' Clear Height
- Heavy Powered Industrial Facility:
1,200Amp 277/480V 3-Phase Power
- Fenced and Secured Concrete Outside Storage
- July 2026 Office and Warehouse Refresh
- Crane-Served Facility:
1, 2, and 7.5-ton Bridge Cranes on Site
- Offered for Lease or Sale

SITE PLAN



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FENCED OUTDOOR STORAGE



FOREST LANE

INTERSTATE
635

INTERSTATE
35E

ROYAL LANE



11245 INDIAN TRAIL

DRIVING DISTANCES

I-35	~1 mile
I-635	<2 miles
TX-183 / TX 114	~6 miles
LOOP 12	~3 miles
DALLAS LOVE FIELD	~7 miles
DALLAS CBD	~13 miles
DFW AIRPORT	~13 miles