

# 2454 NW Dallas Street

Grand Prairie, Texas 75050

**MOTIVATED SELLER | FLEX / INDUSTRIAL OPPORTUNITY**

## 8,528 SF Flex / Industrial Building

Vacant & Available for Immediate Occupancy

**ASKING PRICE**  
**\$1,250,000**

**8,528 SF**  
TOTAL BUILDING AREA

**2,000 SF**  
BUILT-OUT OFFICE

**Balance**  
WAREHOUSE / FLEX

**Immediate**  
VACANT AT CLOSING

### PROPERTY OVERVIEW

- Approximately 8,528 SF total building area
- Approximately 2,000 SF built-out office space
- Balance warehouse / flex space
- Additional outside storage / yard area
- Vacant building delivered vacant at closing
- Excellent owner-user or investment opportunity
- Motivated ownership; near-term closing preferred
- Active buyer interest and offers being reviewed

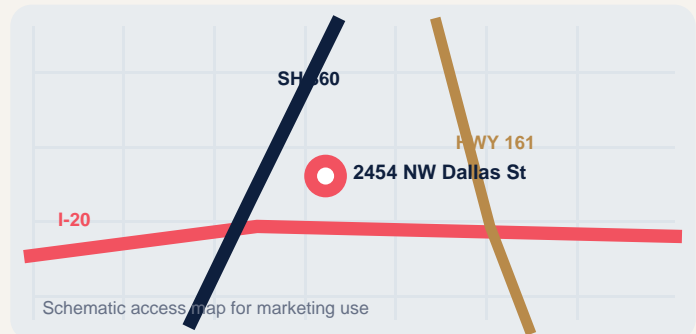
### LOCATION ADVANTAGES

- Central Dallas-Fort Worth location in Grand Prairie
- Convenient access to SH 360, I-20, and Highway 161
- Strong industrial market fundamentals
- Excellent distribution and service location

### INVESTMENT HIGHLIGHTS

- GO** Motivated Seller
- \$** Priced Below Replacement Cost
- SF** Flexible Office / Warehouse
- YD** Outside Storage Potential
- OU** Owner-User Opportunity
- INV** Investment Opportunity
- NOW** Immediate Occupancy Available
- BID** Reasonable Offers Considered

### LOCATION MAP



Seller is motivated and actively reviewing offers. Contact Broker for Pricing Guidance and Property Tours.