



# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

10K-98K SF FOR LEASE

0.71-4.61 ACRES  
OUTSIDE STORAGE

INTERSTATE  
35E

INTERSTATE  
45

FAIR PARK

DALLAS CBD

DEEP ELLUM

INTERSTATE  
75

INTERSTATE  
30



Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)

Canon Shoults, SIOR | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)

Danny Phillips | 972.585.5102 | [dphillips@holtlunsford.com](mailto:dphillips@holtlunsford.com)

This information is deemed reliable, however holt lunsford commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

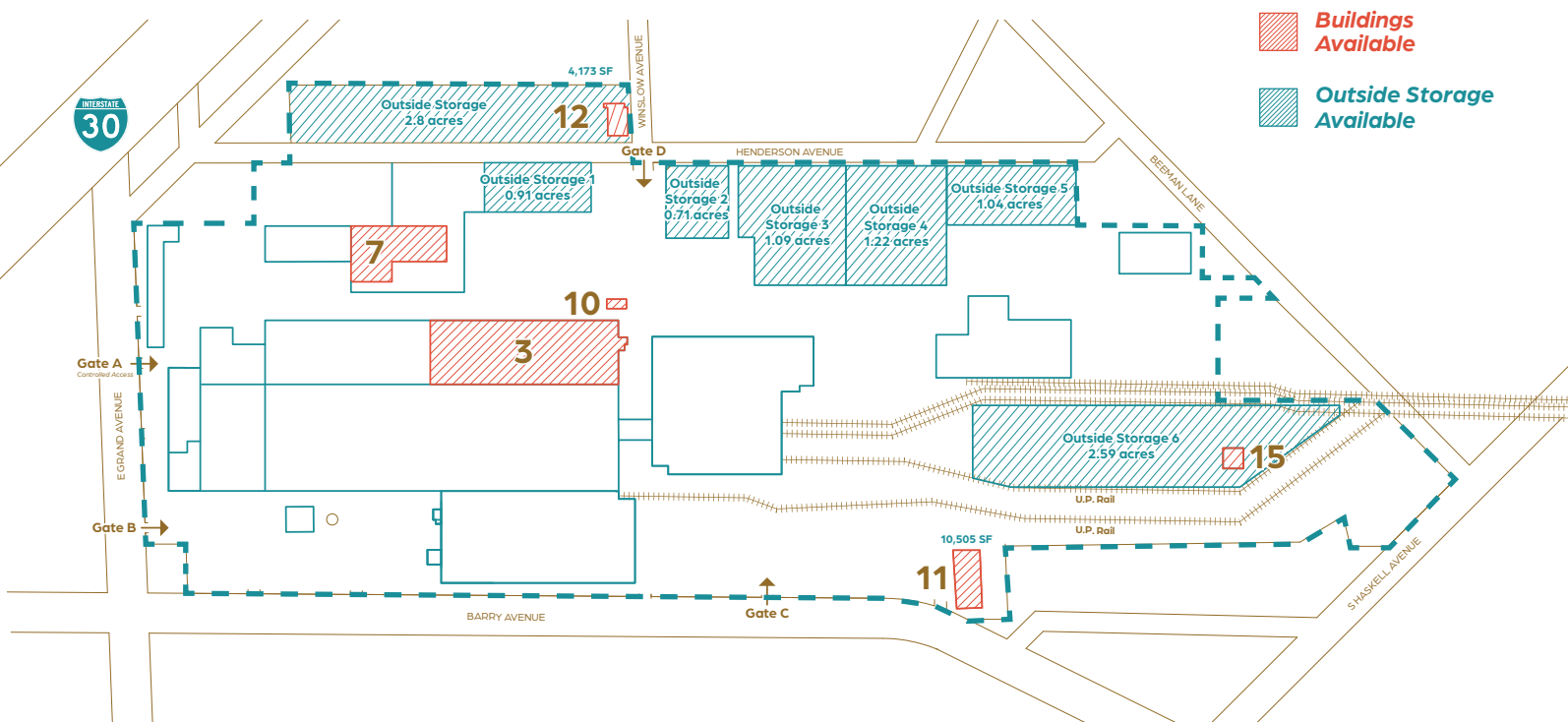
- Grade level and dock high loading
- Rail service to outside storage
- Heavy power: 3 phase 480 V
- Excellent accessibility to I-30, US-75, I-45 and I-35
- Three (3) miles to Dallas Central Business District
- Ample parking
- Fully sprinklered
- On-site property management

**OUTSIDE STORAGE WITH  
RAIL ACCESS AVAILABLE**

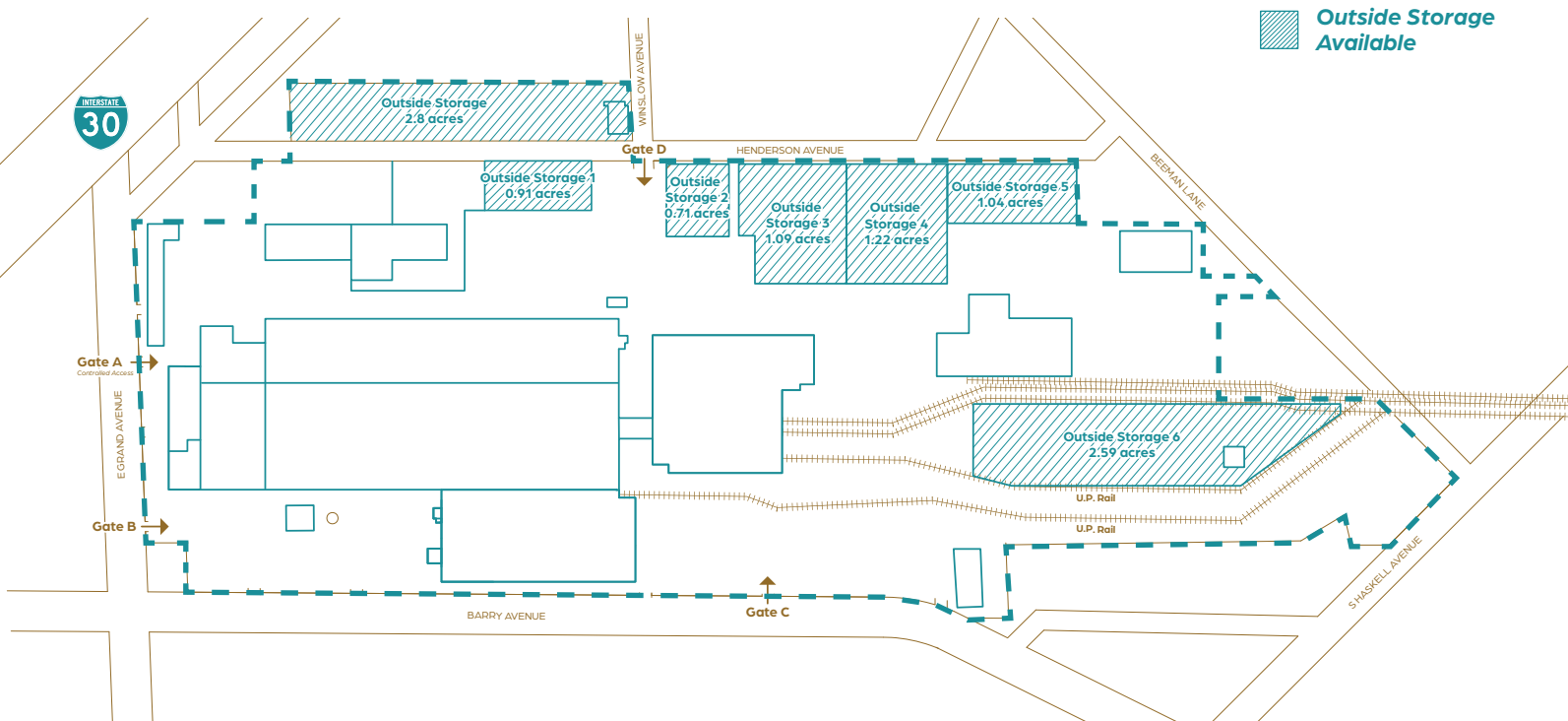


Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
Canon Shoults, SIOR | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)  
Danny Phillips | 972.585.5102 | [dphillips@holtlunsford.com](mailto:dphillips@holtlunsford.com)

# SITE MAP: SUITES AND OUTSIDE STORAGE AVAILABLE



# SITE MAP: OUTSIDE STORAGE AVAILABLE



## BUILDING 12 LAND

2.8 acres  
Comes with 4,174 SF building

## OUTSIDE STORAGE 1

0.91 acres

## OUTSIDE STORAGE 2

0.71 acres

## OUTSIDE STORAGE 3

1.09 acres

## OUTSIDE STORAGE 4

1.22 acres

## OUTSIDE STORAGE 5

1.04 acres

## OUTSIDE STORAGE 6

2.59 acres  
Comes with 3,000 SF building (building 15)





# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

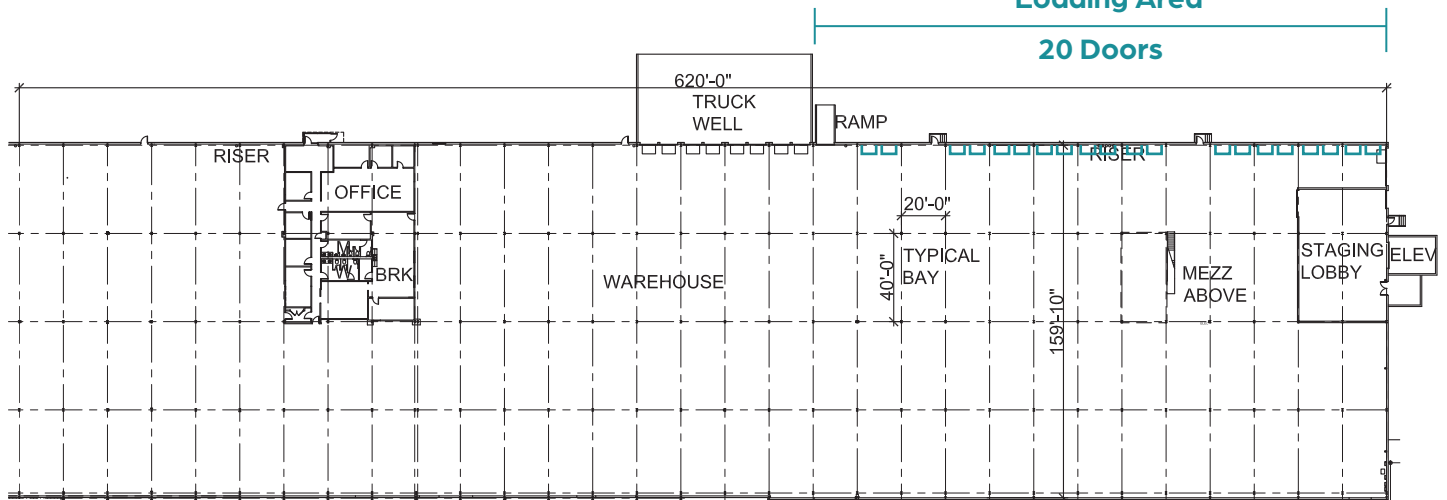
## BUILDING 3 98,259 SF

### Suite Highlights

- 98,259 SF building
- 4,785 SF office
- 16'9" clear height
- Fully sprinklered
- Rail service to outside storage
- 20' x 40' column spacing
- Power: 1200 AMP / 480-volt / 3 phase
- Eight (8) dock high doors with levelers
  - Ability to add twenty (20) dock high doors
- One (1) grade level roll up door



### Potential Expanded Loading Area 20 Doors





# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223



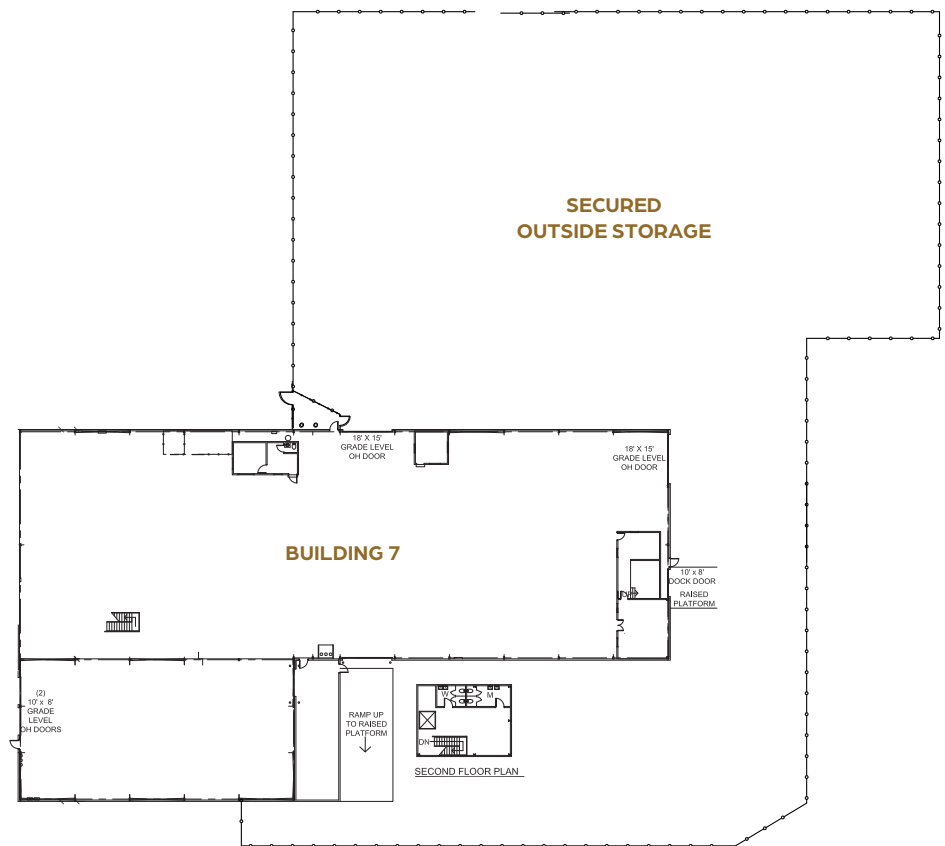
## SUITE 700

### Suite Highlights

- 26,203 SF Total
- 1,058 SF Office
- Clear Height: 14'-15'
- One (1) 10' x 10' Dock High Door with Platform
- Two (2) 18' x 15' Grade Level Doors
- Two (2) 10' x 8' Grade Level Doors
- Easy Access to I-30

### Secured Outside Storage

- 1.27 Acres
- 55,321 SF
- 1,462' Perimeter





# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223



## **BUILDING 11** **10,050 SF**

### Suite Highlights

- 10,050 SF building
- +/- 1,000 SF office
- Open warehouse area
- Grade level loading
- Access to Barry Avenue
- +/- 8,000 SF of fenced outdoor area



Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
Canon Shoults, SIOR | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)  
Danny Phillips | 972.585.5102 | [dphillips@holtlunsford.com](mailto:dphillips@holtlunsford.com)



# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223



## **BUILDING 10** **1,188 SF**

### Suite Highlights

- 1,188 SF building
- Open warehouse area
- Grade level loading



Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
Canon Shoultz, SIOR | 972.280.8328 | [cshoultz@holtlunsford.com](mailto:cshoultz@holtlunsford.com)  
Danny Phillips | 972.585.5102 | [dphillips@holtlunsford.com](mailto:dphillips@holtlunsford.com)



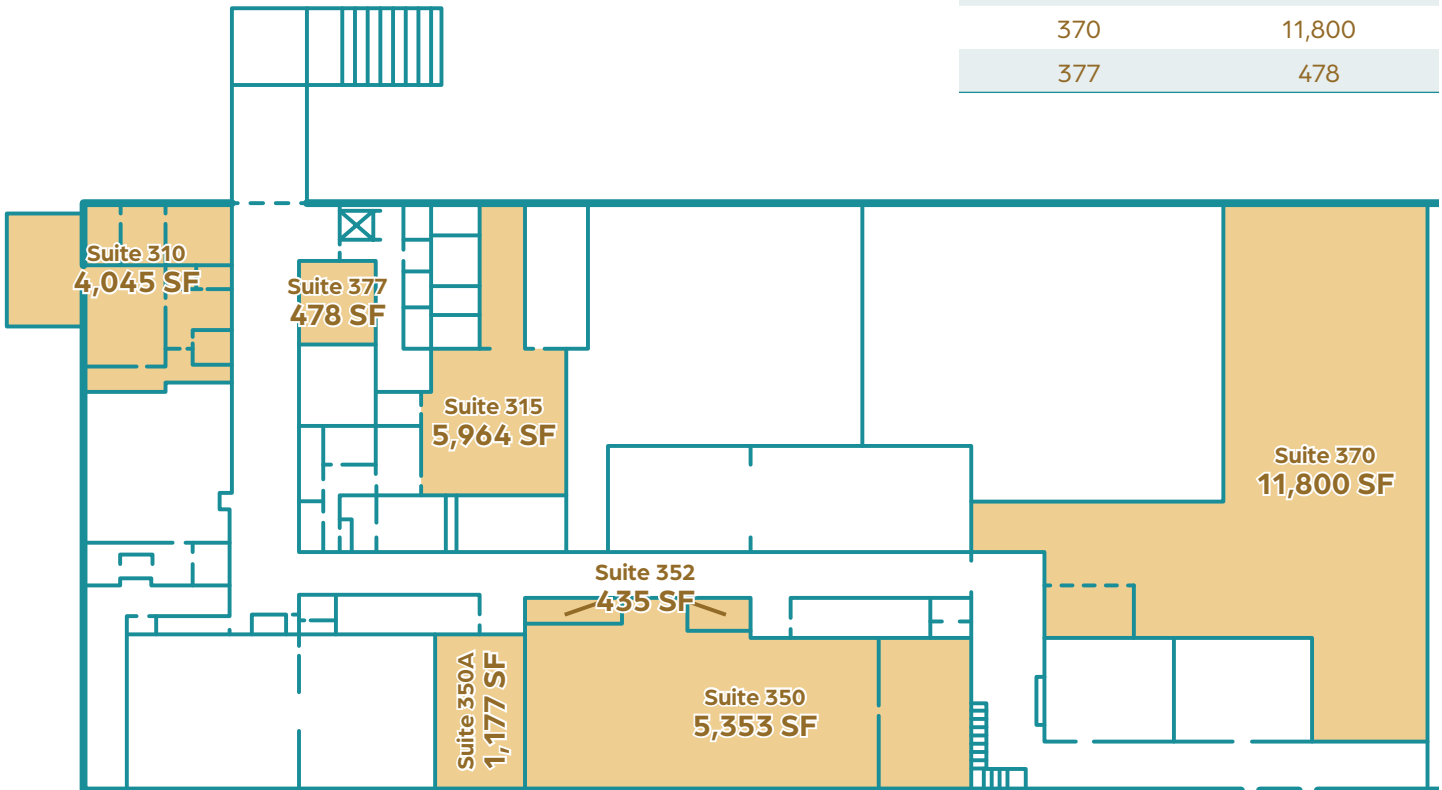
# CITY WAREHOUSE

5200 E. GRAND AVENUE | DALLAS, TEXAS 75223

**435 – 11,343 SF  
AVAILABLE**

## 2ND FLOOR VACANCIES

Unit #	SF
310	4,045
315	5,964
350	5,353
350A	1,177
352	435
355	2,500
370	11,800
377	478



Josh Barnes, SIOR | 972.280.8353 | [jbarnes@holtlunsford.com](mailto:jbarnes@holtlunsford.com)  
Canon Shoults, SIOR | 972.280.8328 | [cshoults@holtlunsford.com](mailto:cshoults@holtlunsford.com)  
Danny Phillips | 972.585.5102 | [dphillips@holtlunsford.com](mailto:dphillips@holtlunsford.com)

