



2429-2458 Walnut Ridge St

2429-2458 Walnut Ridge St, Dallas, TX 75229



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2429-2458 Walnut Ridge St

\$10.00 /SF/YR

Walnut Business Park West offers cost-efficient office-warehouse suites in North West Dallas, ideal for light industrial, service, distribution, and office-warehouse users. Suites range from 2,500 to 12,000 SF with expandable layouts, air-conditioned office space, curb-high overhead doors, 16-foot clear warehouse ceilings, and separately metered utilities. The professionally owner-managed property features mature landscaping, ample parking, and immediate access to I-35E and I-635, providing convenient connectivity to Downtown Dallas and DFW Airport...

- Flex Space with office and warehouse



Rental Rate:	\$10.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	36,815 SF
Year Built:	1978
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.49 USD/SF/MO
Rental Rate Mo:	\$0.83 /SF/MO

1st Floor Ste 11053

1

Space Available	6,355 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

6,355 sf Flex space located in Dallas. SF is 2,955 sf in office space and 3,400 sf in warehouse space. Office has HVAC.

1st Floor Ste 2429

2

Space Available	5,295 SF
Rental Rate	\$10.00 /SF/YR
Date Available	September 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

5,295 sf Flex space located in Dallas. SF is 2,645 sf in office space and 2,650 sf in warehouse space. ±5,295 SF end-cap industrial suite available at 2429 Walnut Ridge, ideally suited for fabrication, showroom, or light industrial users. Formerly a granite fabrication shop, the space is equipped with a roll-up garage door for easy loading and unloading, along with a functional layout that includes a dedicated showroom area and private offices. The end-cap position provides excellent visibility, accessibility, and natural light, making it a strong fit for businesses needing both operational space and customer-facing presence. The combination of warehouse functionality and finished office/showroom build-out allows for a seamless blend of production and client interaction. Great opportunity for contractors, fabricators, suppliers, or service-oriented industrial users seeking a versatile and well-located space.

1st Floor Ste 2433

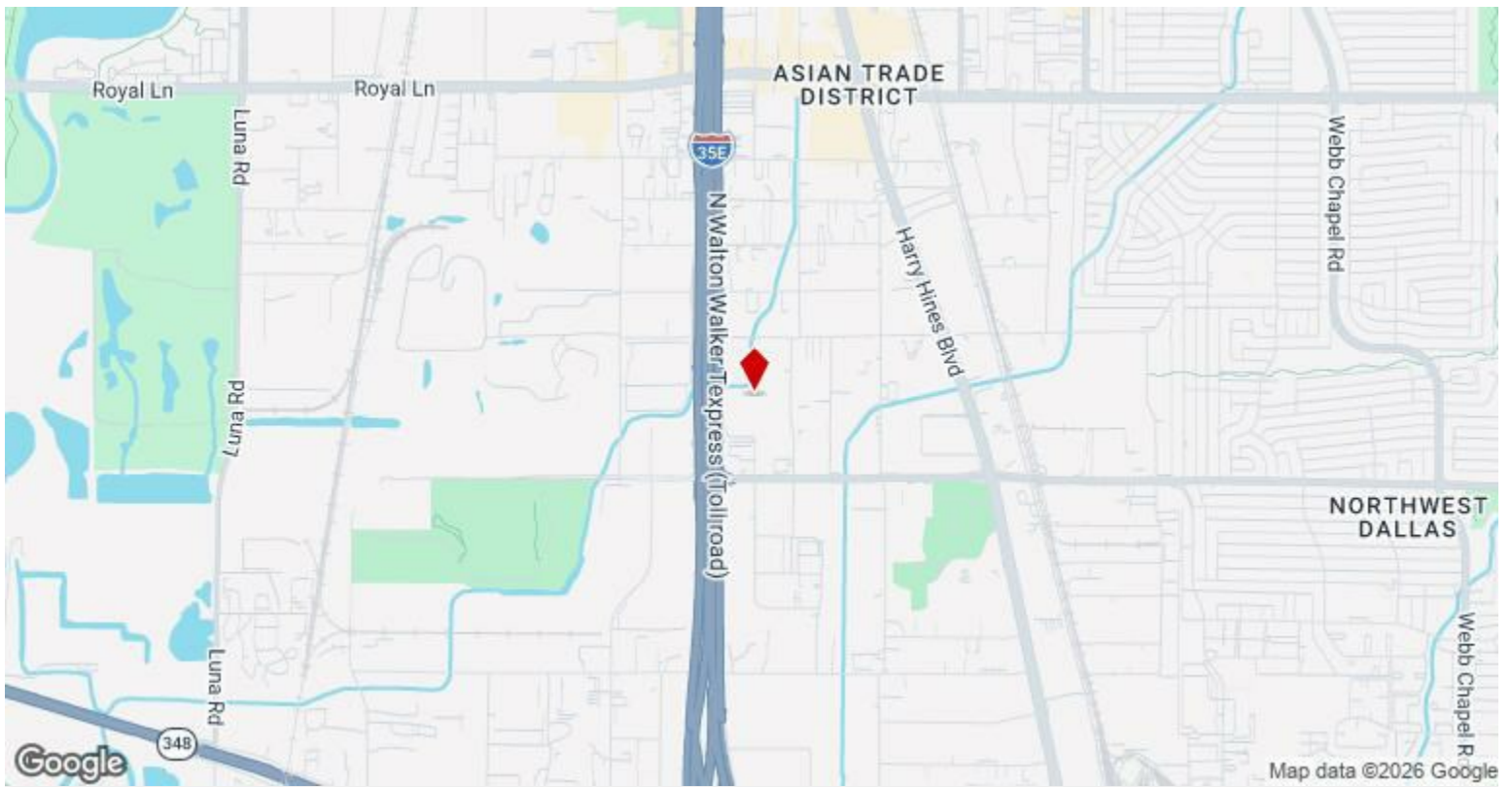
3

Space Available	3,351 SF
Rental Rate	\$10.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

3,351 sf Flex space located in Dallas. SF is 1,701 sf in office space and 1,650 sf in warehouse space. Well-positioned 3,351 SF flex suite offering a functional mix of office and warehouse space. The layout features a welcoming entry and reception area leading into multiple private offices and an open assembly/work area. The office portion is complemented by a lobby, storage/closet space, and restroom facilities, providing a complete front-of-house setup. The warehouse component includes a new 10' x 12' grade-level roll-up door, allowing efficient loading and operational flexibility. Ideal for users seeking a blend of administrative workspace and light industrial or assembly use, this suite supports a variety of business operations. Conveniently located in Dallas with easy access to major thoroughfares. Total suite area: 3,351 SF.

Major Tenant Information

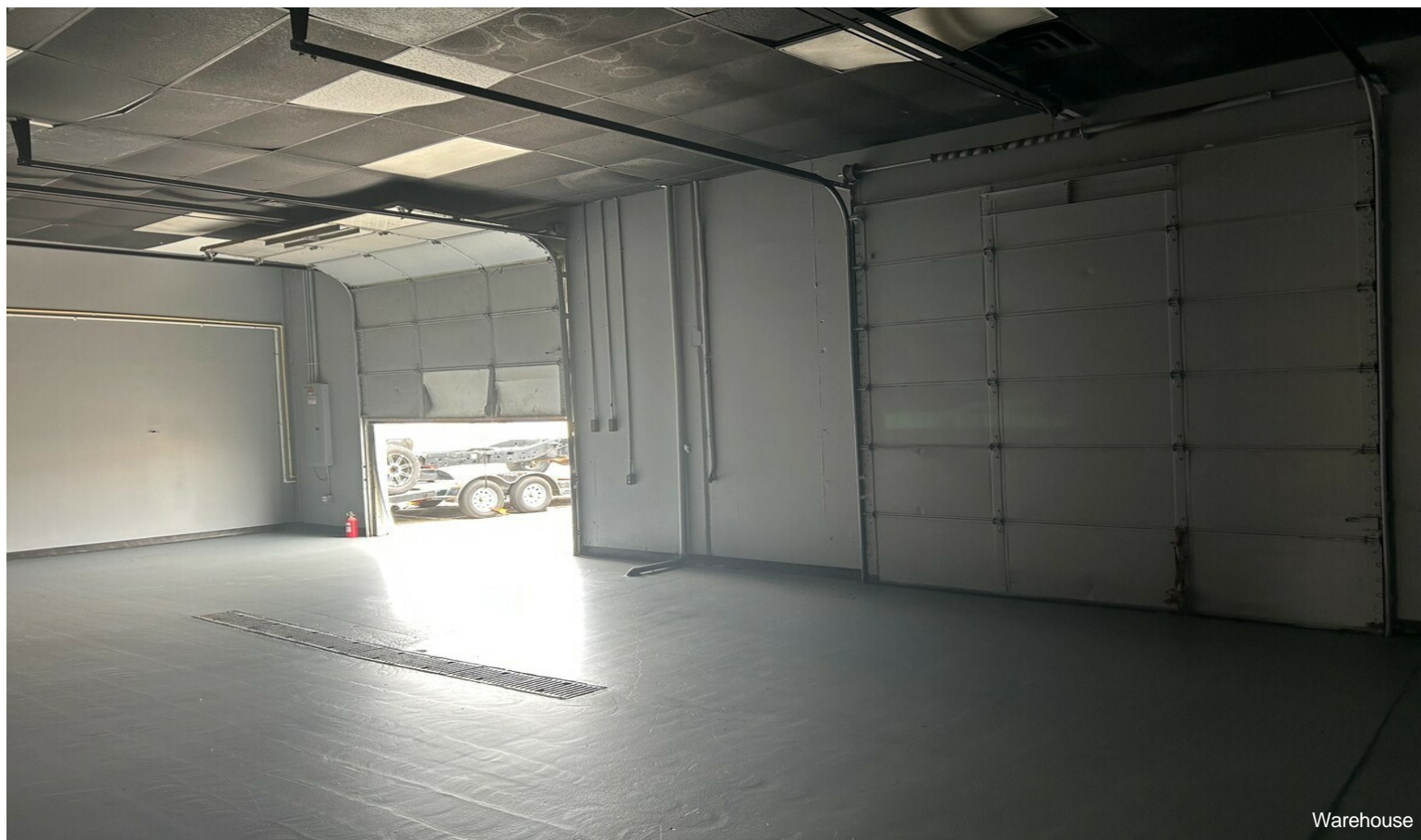
Tenant	SF Occupied	Lease Expired
MLB Automotive	-	
R D & W Appliances & More	-	
Trocas LLC	-	
Tucker Entertainment	-	
V & P Auto	-	



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Property Photos



Warehouse

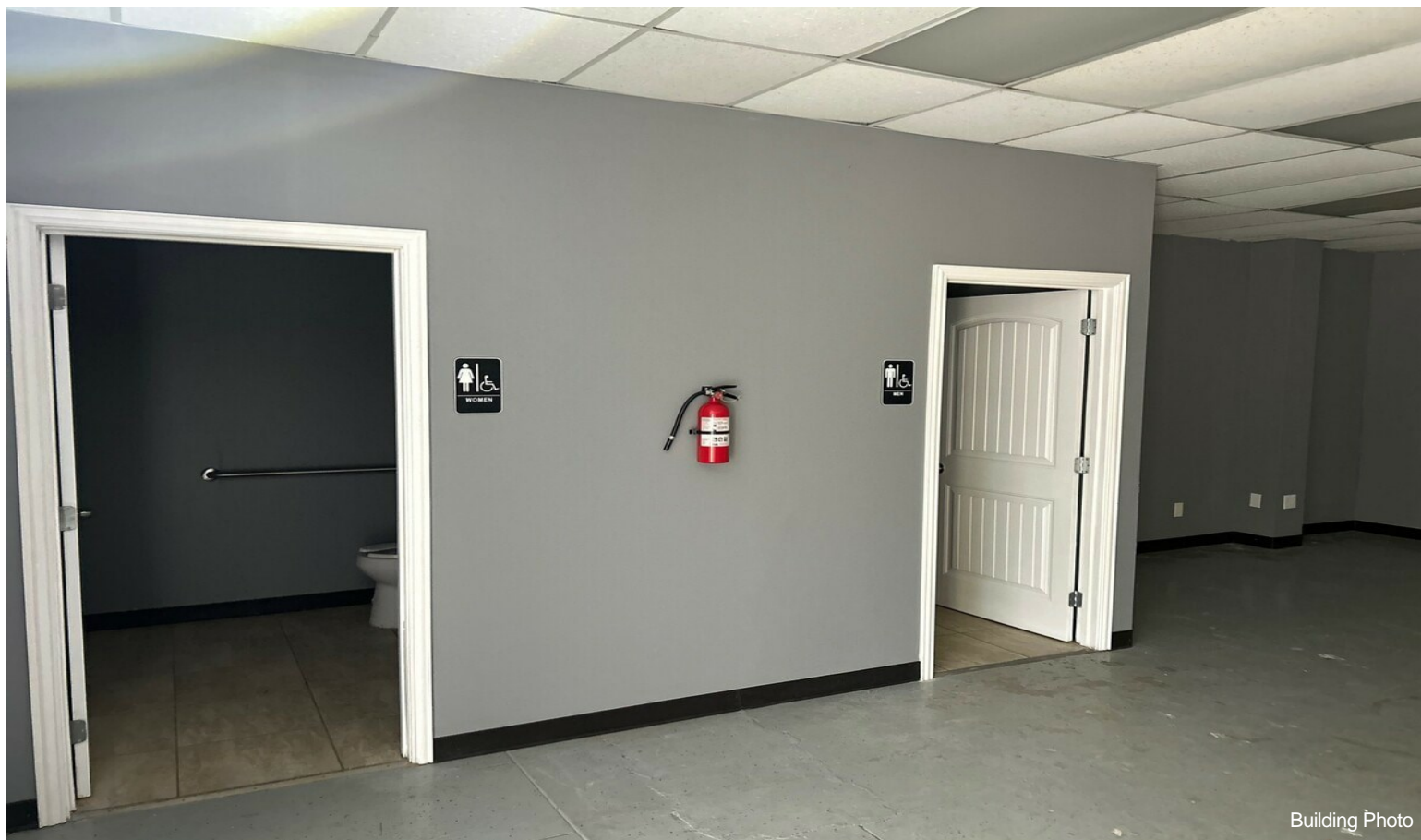


Warehouse Suite 11053

Property Photos



Property Photos



Building Photo

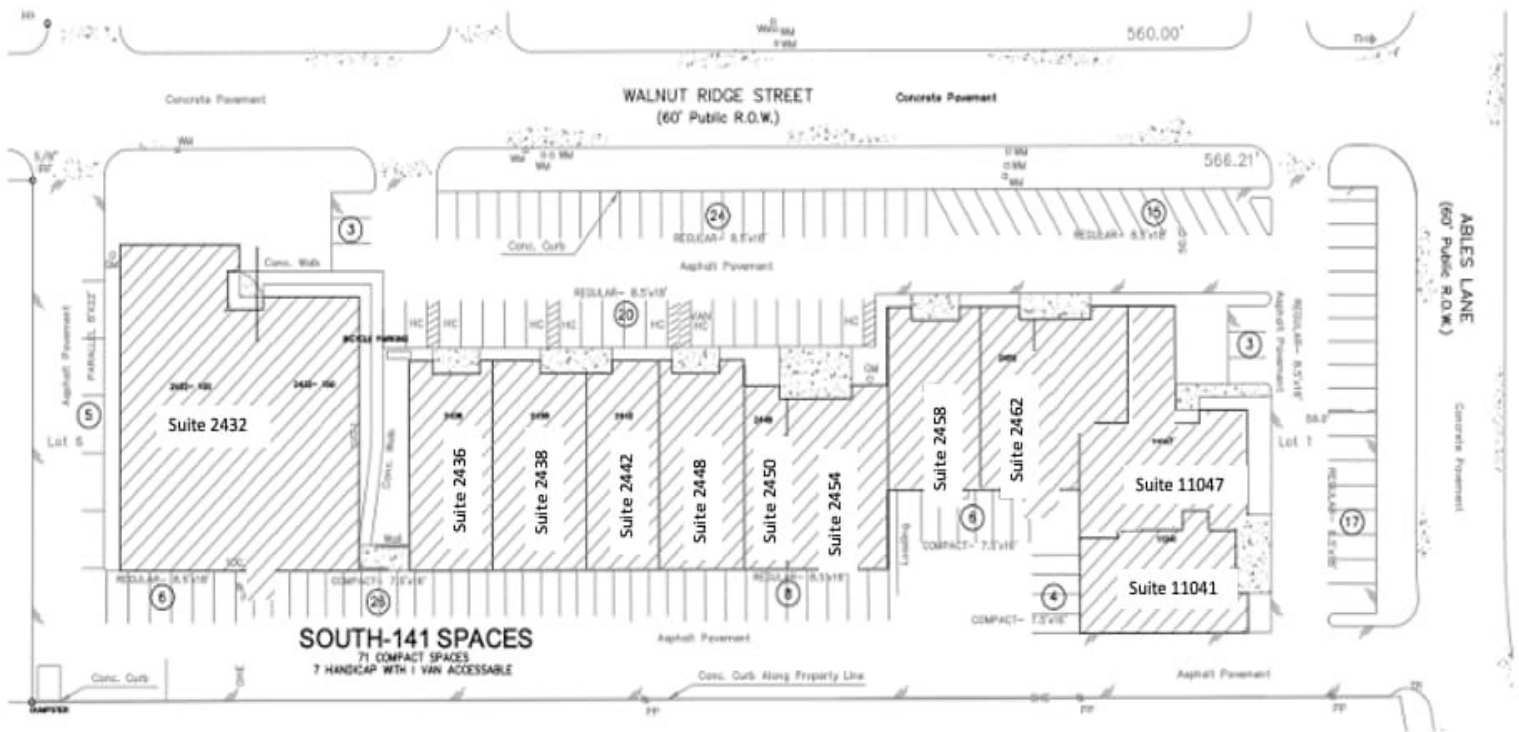


Walnut 11041 Storefront

Property Photos



Property Photos



0 ft. 50 ft.