

**SUBLEASE**

# Las Colinas Distribution Center 5

**3245 W. STORY RD.**

Irving, TX 75038



# PROPERTY SUMMARY



## OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$12.00 SF/yr (Gross)
<b>BUILDING SIZE:</b>	80,900 SF
<b>AVAILABLE SF:</b>	10,000 SF
<b>LOT SIZE:</b>	5.96 Acres
<b>YEAR BUILT:</b>	1981
<b>ZONING:</b>	ML20, Irving
<b>MARKET:</b>	Dallas/Ft Worth

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## PROPERTY OVERVIEW

Dead storage space

Size: 10,000 SF

Ceiling high: 21'

Dock door: 1

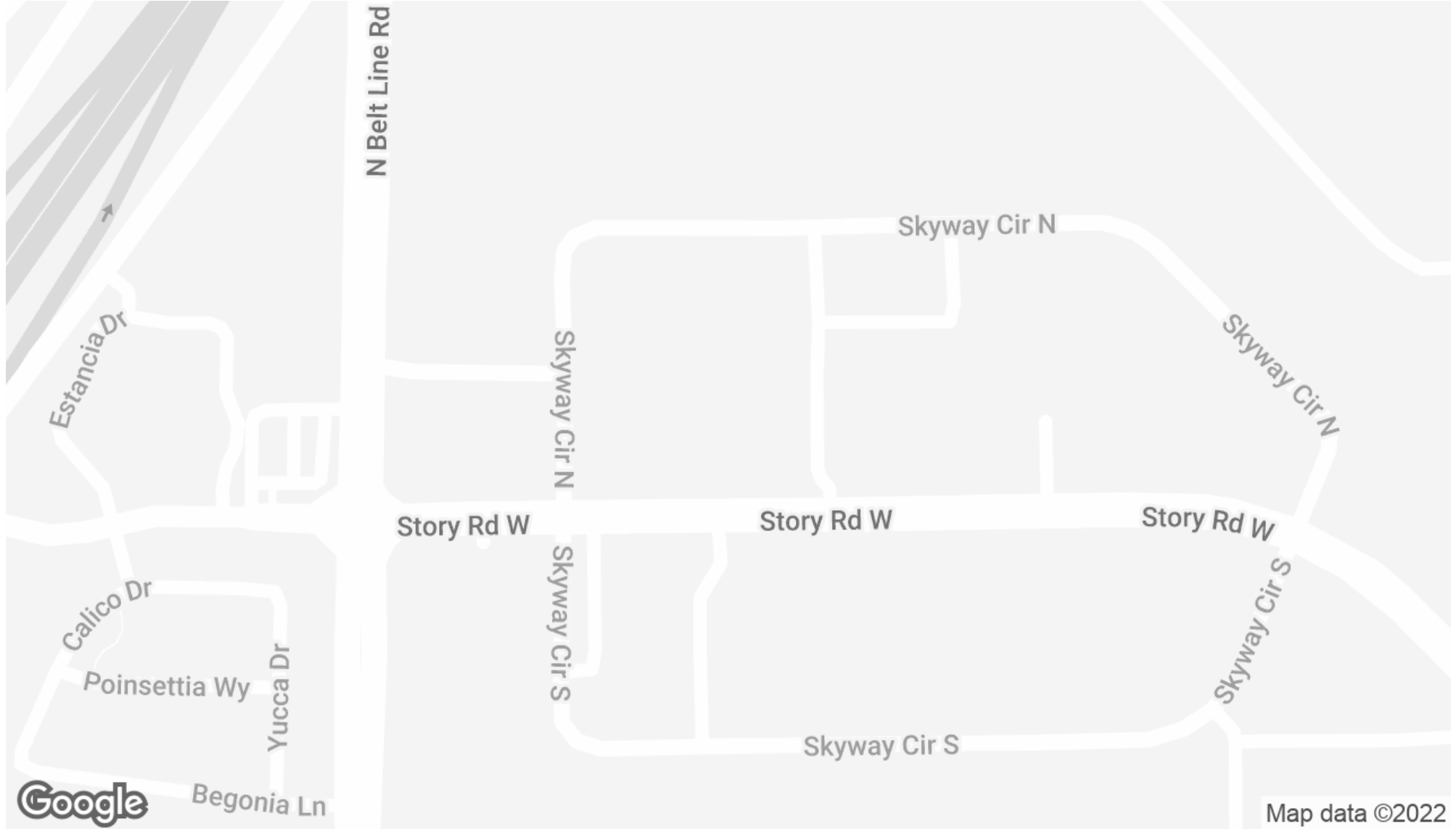
Lease term: 12 months

Las Colinas is the premier master planned community in the Dallas/Fort Worth area and is home to a host of national and international companies seeking a quality location for their customers and employees. The property is adjacent to DFW International Airport, enabling convenient access to national and international flights.

**ADDITIONAL PHOTOS**



LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,380	12,239	30,163
AVERAGE AGE	28.6	30.0	32.2
AVERAGE AGE (MALE)	28.4	30.0	31.7
AVERAGE AGE (FEMALE)	30.7	30.7	32.4

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	608	5,461	13,200
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$61,321	\$60,474	\$67,475
AVERAGE HOUSE VALUE	\$874,193	\$298,139	\$264,910

\* Demographic data derived from 2020 ACS - US Census

