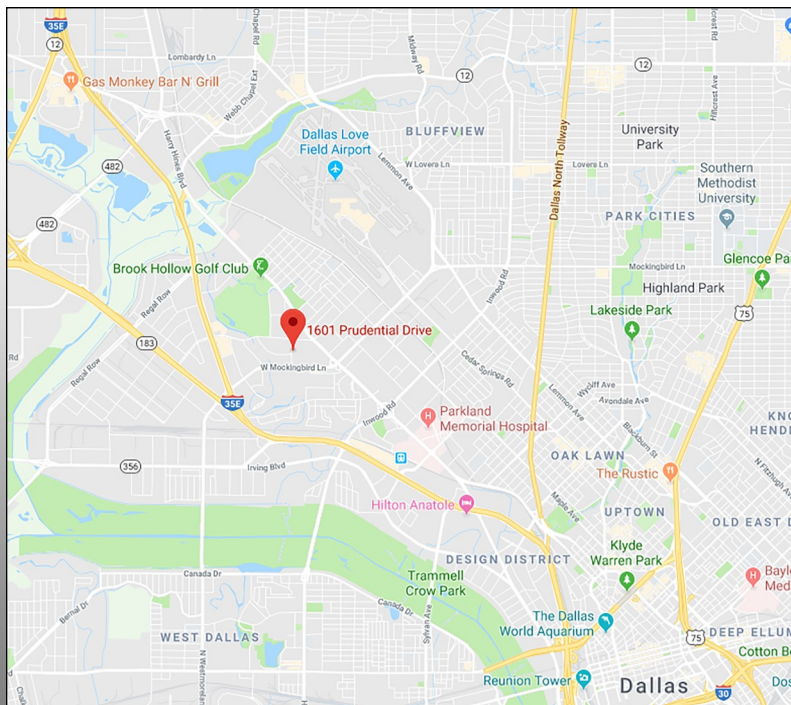
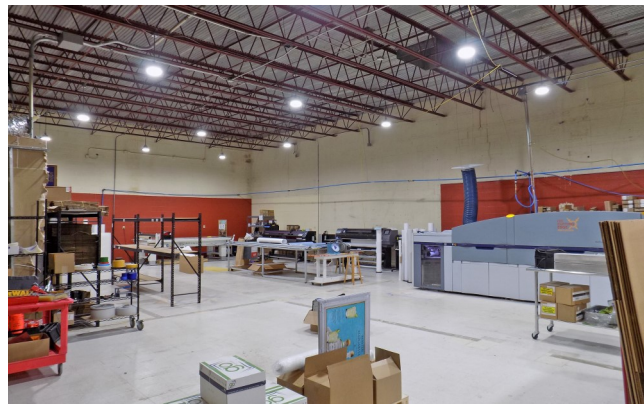


FOR SALE: 11,520 SQUARE FEET

1601 PRUDENTIAL DRIVE, DALLAS, TX 75235

INDUSTRIAL REAL ESTATE BROKERAGE



## DETAILS

### AVAILABLE FOR SALE

- ◆ TOTAL SF: 11,520
- ◆ OFFICE SF: 2,000
- ◆ LAND SF: 35,366
- ◆ CLEAR HEIGHT: 16'
- ◆ DOCK DOORS: 1 (HYDRAULIC - 10' WIDE)
- ◆ 100% HVAC
- ◆ NEW LED LIGHTING IN WAREHOUSE
- ◆ HEAVY POWER: 3 PHASE | 440V
- ◆ AMPLE PARKING: 50 SURFACE SPACES
- ◆ CLOSE PROXIMITY TO LOVE FIELD & MAJOR FREEWAYS
- ◆ ALL SEWER LINES REPLACED: 2017

