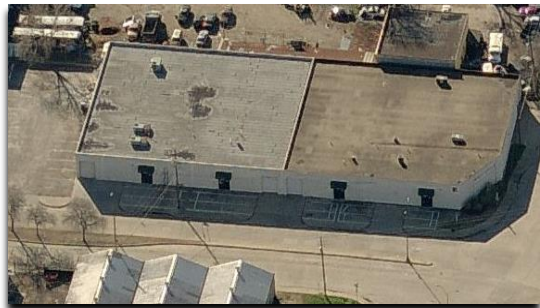


# For Sale or Lease – Multi-Tenant-Flex-Warehouse

226 Yorktown, Dallas, Texas 75208



## Property Description

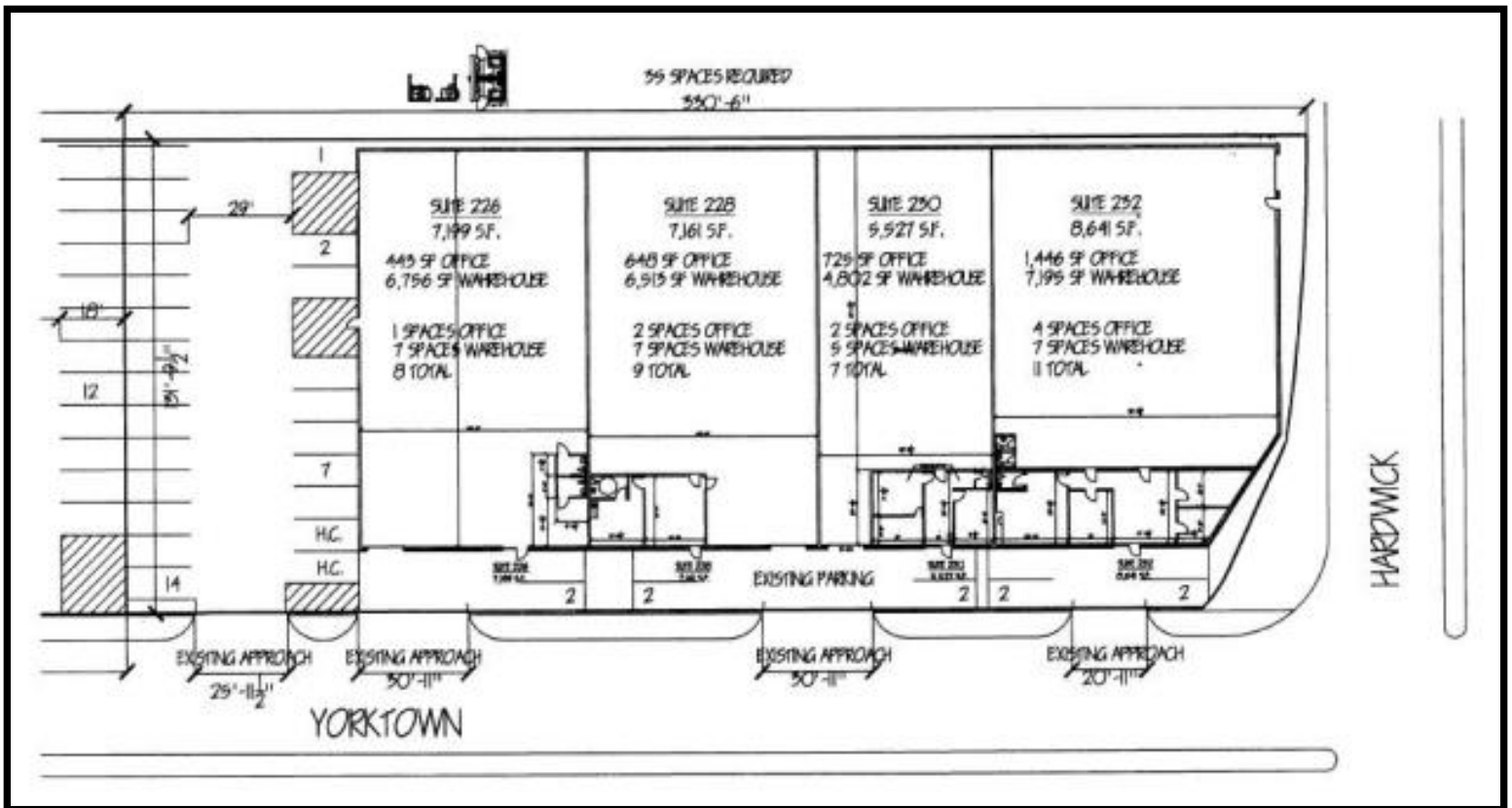
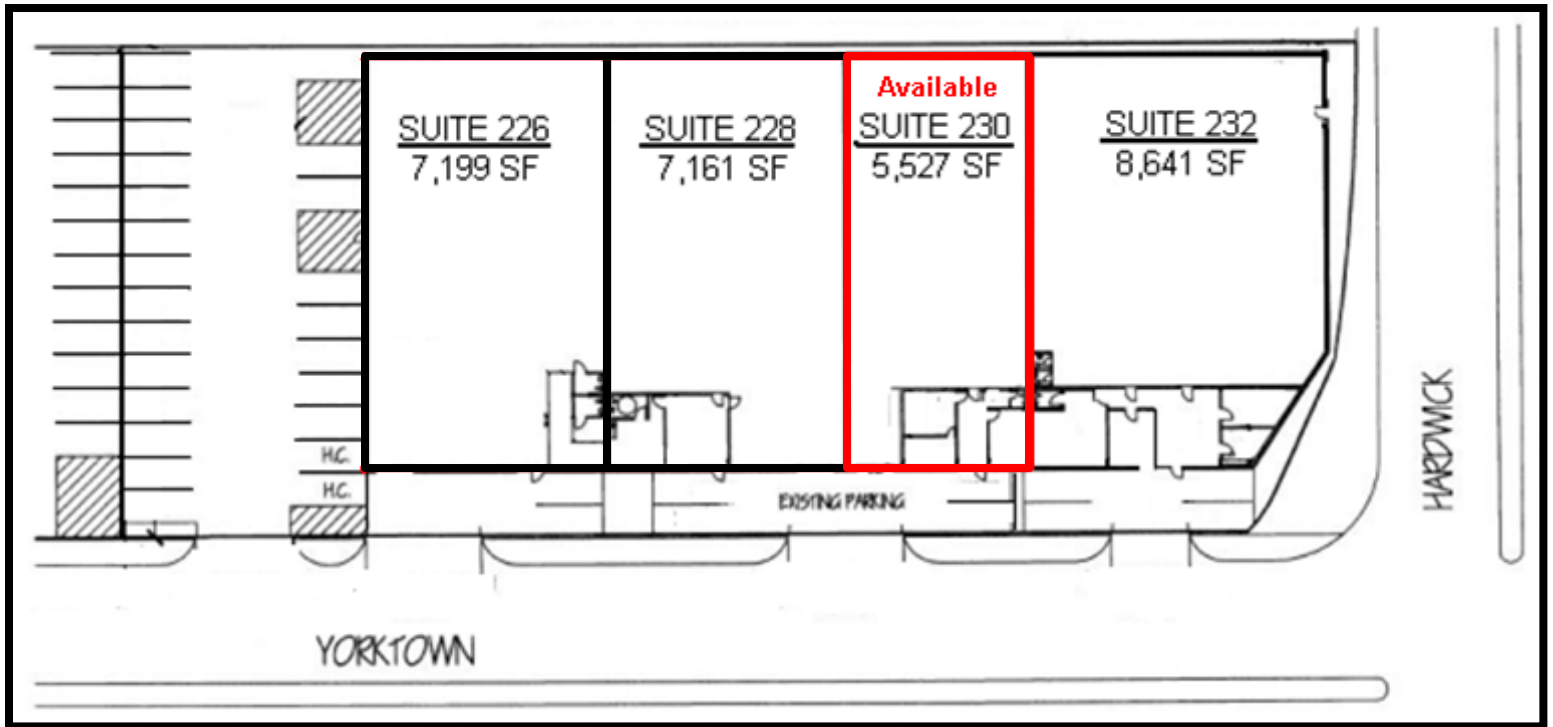
- Location:** 226 Yorktown,  
Dallas, Texas 75208
- Size:** (Multi-Tenant – Flex - Warehouse)  
**Building:** +/- 28,528 SF  
**Land:** +/- 42,688 SF
- Zoned:** I – Industrial
- Lease Price:** Availability  
**Suite 230:** 5,527 Sqft - \$2,850.00/mthly
- Sale Price:** \$ 1,750,000/ \$61.34 PSF
- Description:** +/-28,528 SF, one story Multi-tenant – Flex - Warehouse Building, built in 1961 available on 42,688 SF of land. One (1) space currently suited for tenants with 16' clear ceiling height. Building has three (3) grade level doors. Total Rent Income is \$13,500 per month. Easy access to I-30, N Beckley Ave, and W Commerce St.

## Demographics

2015	1 Mile	3 Mile	5 Mile
Population	16,380	136,717	367,907
Daytime Population	67,955	330,068	612,762
Number of Households	3,063	52,013	134,150
Average Household Income	\$69,571	\$73,415	\$69,240

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