

FOR LEASE

4012 W. ILLINOIS AVE., DALLAS, TX 75211
± 110,800 SF WITH ADDITIONAL 4.33 ACRES OF OUTSIDE STORAGE

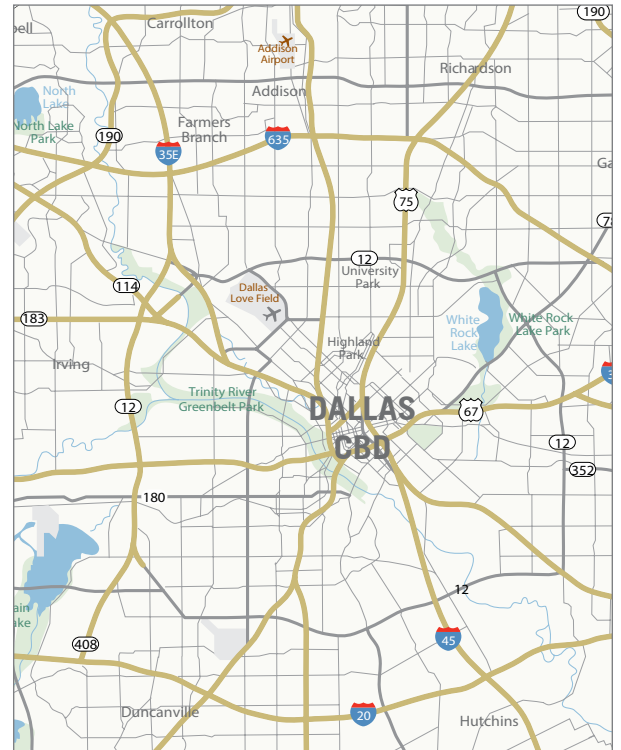


LISTING DATA

Available	Building 2: ± 110,800 SF
Office SF:	10,014 SF
Additional Land:	4.33 Acres
Clear Height:	14' - 25'
Zoning:	Light Industrial
Comments:	1400 amps/3 phase Power Cranes: 3 (Ten-ton), 1 (Five-ton) 1 Existing Paint Booth T-5 Lights in Warehouse New roof in 2017!

ECONOMIC DATA

Lease Rate:	\$2.60 NNN
Estimated OPEX:	\$.75 psf
Purchase Price:	The 2 building, 224,600 SF complex is also available for sale

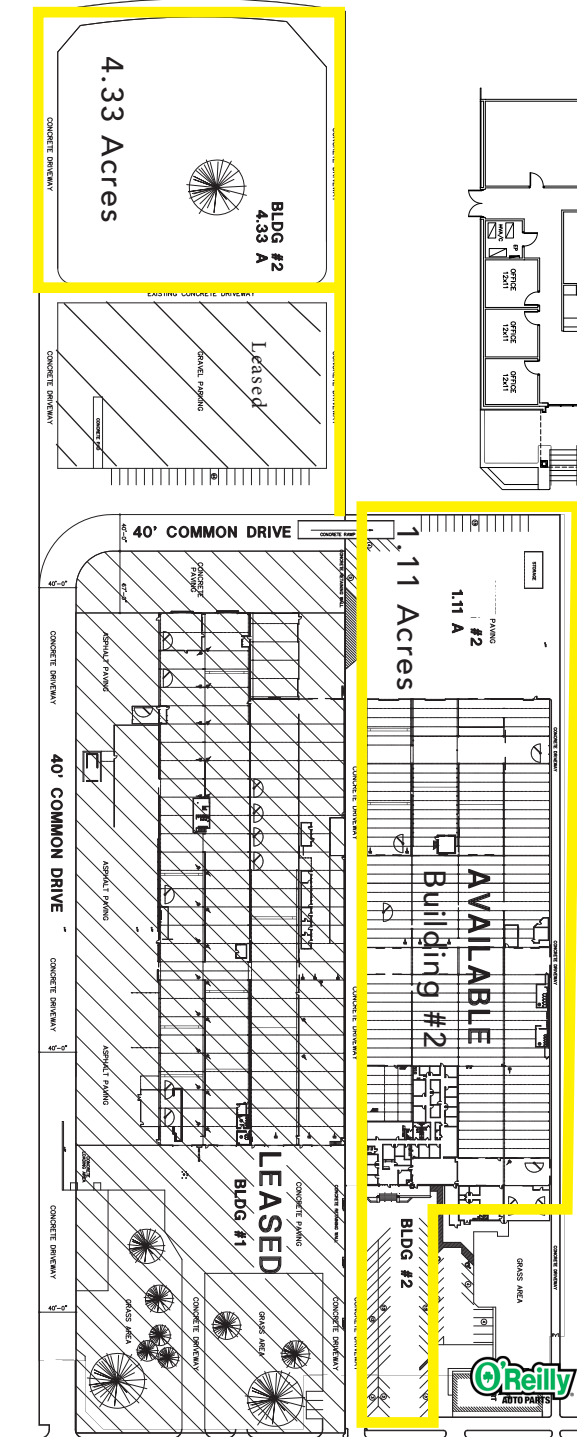
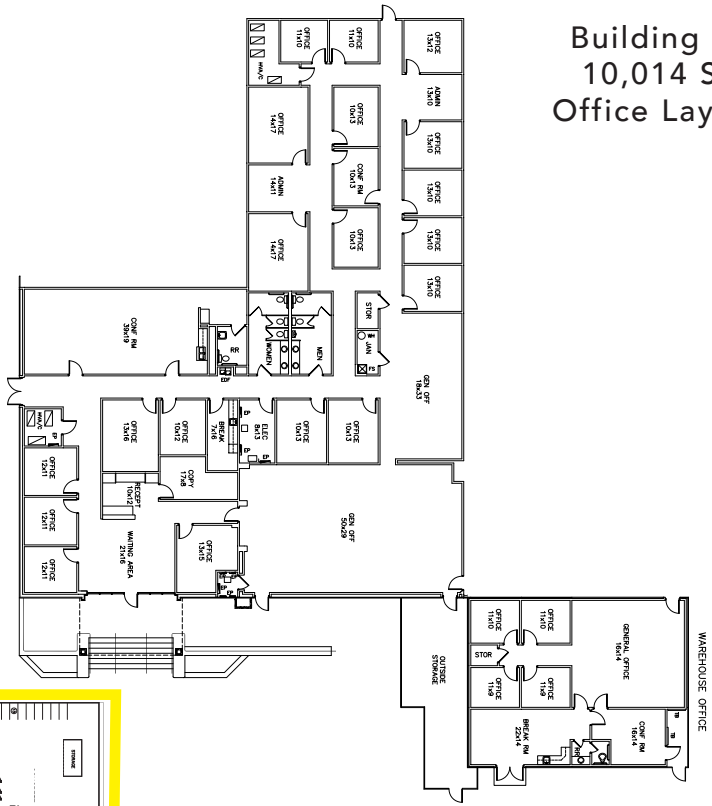




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Building #2
10,014 SF
Office Layout



 BLDG #1
 BLDG #2

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**Ideal Manufacturing Facility:
Heavy Power / Cranes / Paint Booths / Substantial Outside Storage & Land**



-  = Available
-  = Leased