FOR SALE

4809 S. Westmoreland

DALLAS, TEXAS 75237

47,124 RSF

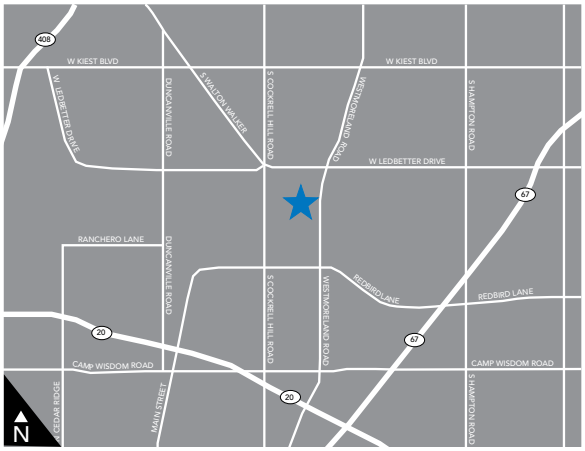
100% Occupied

Single Tenant NNN 7 Year Lease

Redbird Airport Submarket

OFFERING HIGHLIGHTS

Number of Buildings:	1
Total Area:	47,124 SF
Office Area:	4,000 SF
Clear Height:	18’
Doors:	Seven (7) Dock High
Power:	1200 AMP 480 Volt Service
Parking:	105 Car Parks
Current Rental Rate:	$3.10/SF NNN + $0.10 annual bumps
Current NOI:	**~$146,000.00**



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