

SUBLEASE

Las Colinas Distribution Center 5

3245 W. STORY RD.

Irving, TX 75038

PRESENTED BY:

TRACY LI, CCIM

O: 972.391.7016

tracy.li@svn.com

TX #0672758

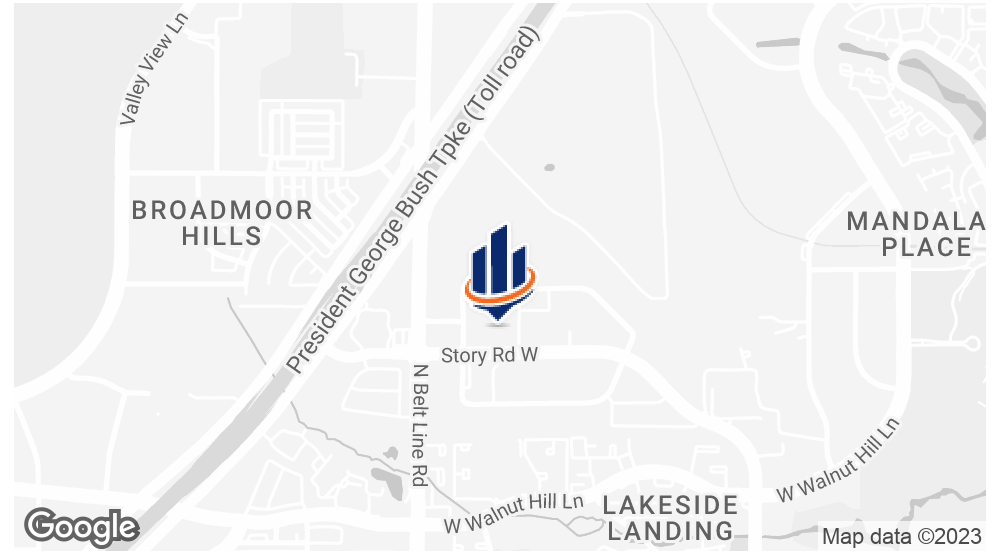
DAVID DUNN, CCIM, SIOR

O: 817.640.9964

david.dunn@svn.com

TX #0375841

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.50 SF/yr (NNN)
BUILDING SIZE:	80,900 SF
AVAILABLE SF:	12,877 SF
LOT SIZE:	5.96 Acres
YEAR BUILT:	1981
ZONING:	ML20, Irving
MARKET:	Dallas/Ft Worth

PROPERTY OVERVIEW

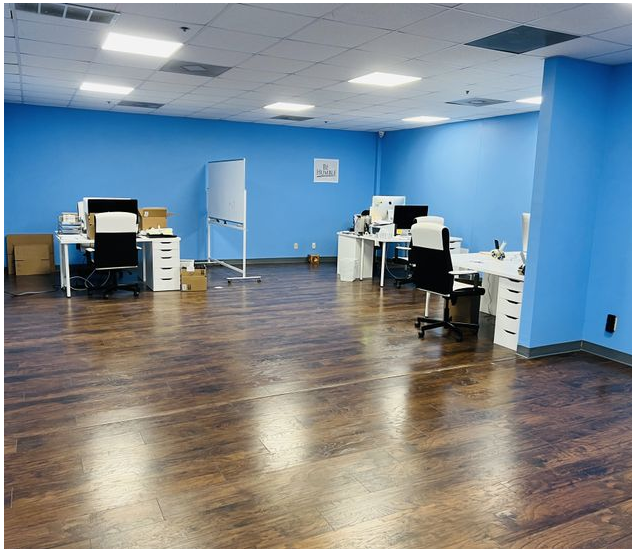
Total Size: 12,877 SF
Office Size: 2,877 SF
Ceiling high: 21'
Dock door: 2

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.

TRACY LI, CCIM
O: 972.391.7016
tracy.li@svn.com
TX #0672758

DAVID DUNN, CCIM, SIOR
O: 817.640.9964
david.dunn@svn.com
TX #0375841

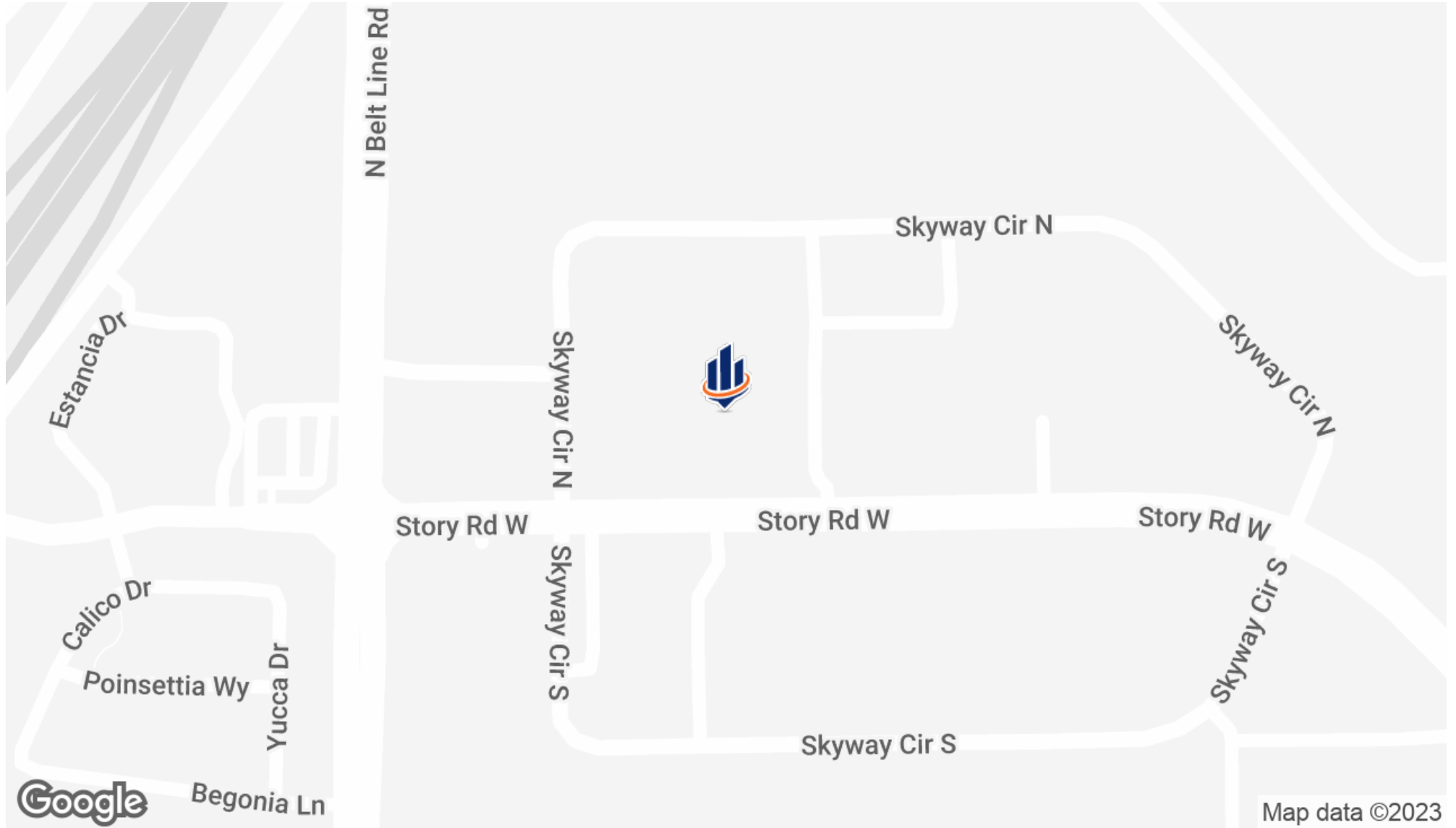
ADDITIONAL PHOTOS



TRACY LI, CCIM
O: 972.391.7016
tracy.li@svn.com
TX #0672758

DAVID DUNN, CCIM, SIOR
O: 817.640.9964
david.dunn@svn.com
TX #0375841

LOCATION MAP



TRACY LI, CCIM
O: 972.391.7016
tracy.li@svn.com
TX #0672758

DAVID DUNN, CCIM, SIOR
O: 817.640.9964
david.dunn@svn.com
TX #0375841

DEMOGRAPHICS MAP & REPORT

POPULATION

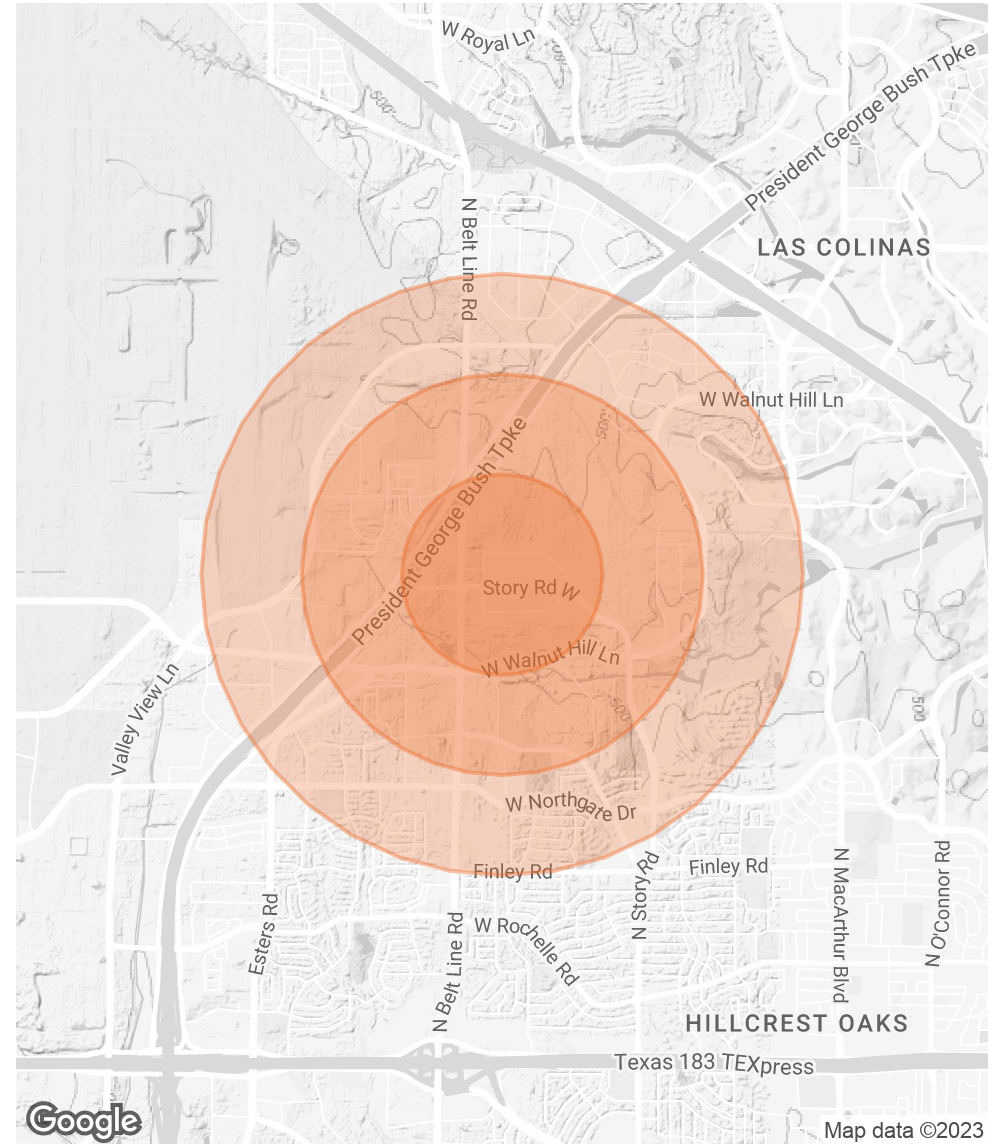
0.5 MILES 1 MILE 1.5 MILES

	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



TRACY LI, CCIM

O: 972.391.7016

tracy.li@svn.com

TX #0672758

DAVID DUNN, CCIM, SIOR

O: 817.640.9964

david.dunn@svn.com

TX #0375841