



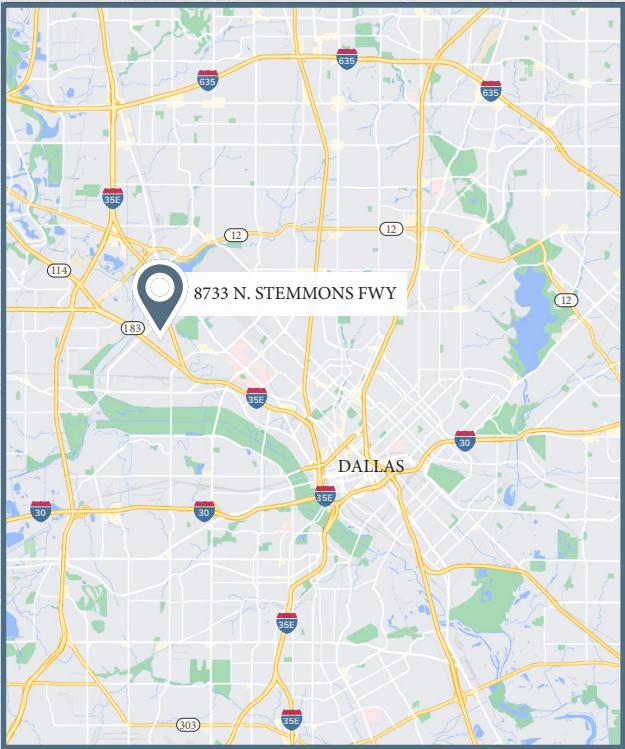
# 8733 NORTH STEMMONS FWY DALLAS, TX 75247



**2**  
BUILDINGS

**19,887 -  
82,773 SF**  
RENTABLE  
SQUARE FEET

- BUILDING A**
- 39,774 SF (2 Suites @ 19,887 SF)
  - 8,000 Office BTS
  - 28' Clear
  - 110 ft Truck Cart
  - 36 Parking Spots
  - ESRF Sprinkler System
  - 18 Dock Doors (Cross Dock Configuration)
  - Secure Outside Storage



- BUILDING B**
- 42,999 SF (2 Suites @ 21,500 SF)
  - 10,000 Office BTS
  - 28' Clear
  - 110 ft Truck Cart
  - 40 Parking Spots
  - 20 Dock Doors (Cross Dock Configuration)
  - Secure Outside Storage

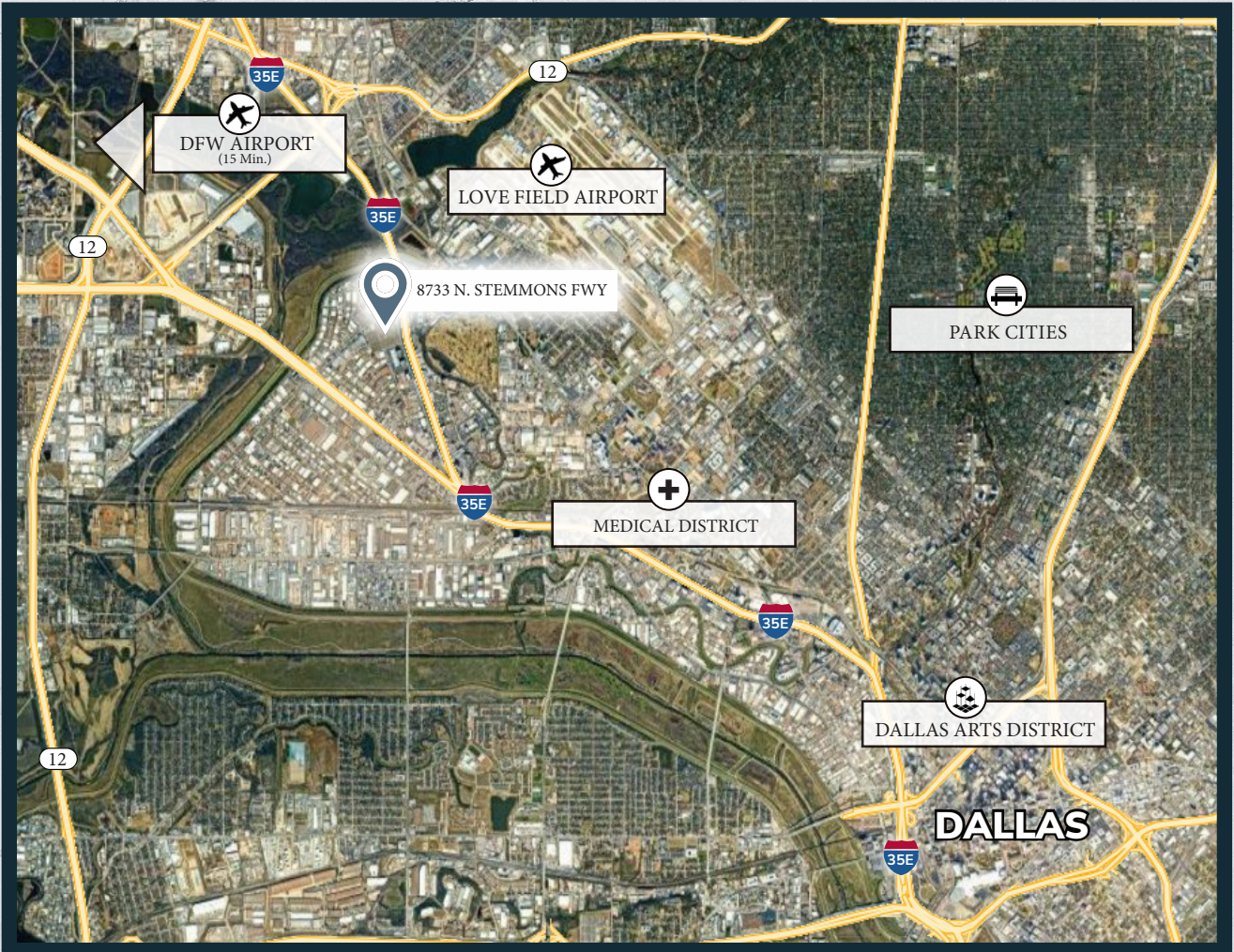
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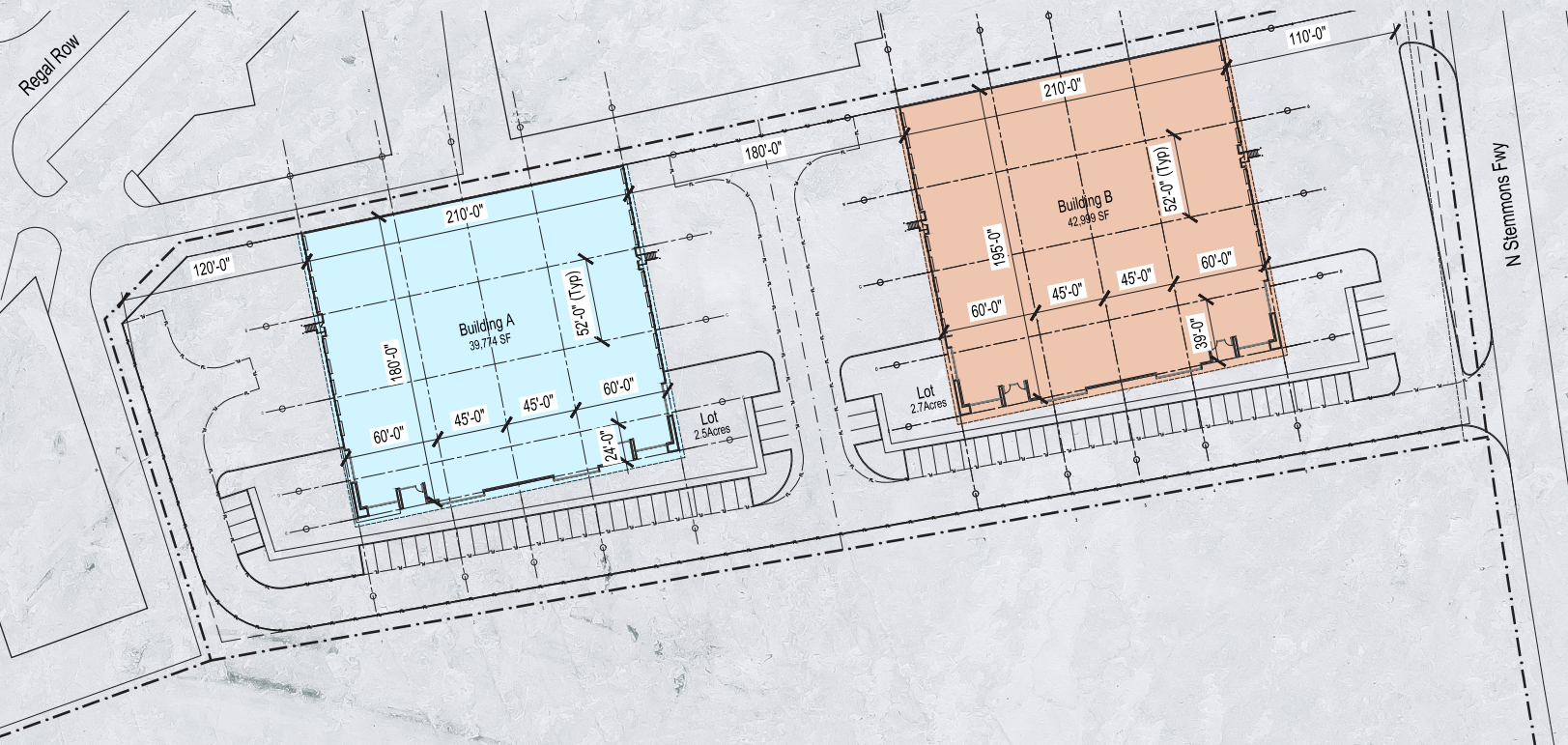


| Site Features: Building A |                            |
|---------------------------|----------------------------|
| Land Area                 | 2.87 Acres                 |
| Floors                    | 11                         |
| Office Area               | 6,590 (estimated)          |
| Factory/Warehouse Area    | 32,931 (estimated)         |
| Total Building Area       | 39,521 sf                  |
| Parking Potential         | 33                         |
| Parking Required          | 17                         |
| Truck Clear Depth         | 120'-0" & 180'-0" (shared) |
| 9'-6" High Truck Space    | 18                         |
| Clear Height Warehouse    | 28'-0"                     |
| Roof                      | Panel Concrete Tilted      |
| Fire Protection System    | ESFR                       |

| Site Features: Building B |                            |
|---------------------------|----------------------------|
| Land Area                 | 2.91 Acres                 |
| Floors                    | 11                         |
| Office Area               | 6,590 (estimated)          |
| Factory/Warehouse Area    | 35,942 (estimated)         |
| Total Building Area       | 42,532 sf                  |
| Parking Potential         | 34                         |
| Parking Required          | 22                         |
| Truck Clear Depth         | 120'-0" & 180'-0" (shared) |
| 9'-6" High Truck Space    | 18                         |
| Clear Height Warehouse    | 28'-0"                     |
| Roof                      | Panel Concrete Tilted      |
| Fire Protection System    | ESFR                       |



# SITE PLAN



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