



PROPERTY FOR SALE

9109 John Carpenter Fwy
Dallas, Texas 75247



PROPERTY

- ±25,040 SF
- 80% Finish
- Fronts John Carpenter Fwy

LAND

- ±1.63 Acres of Land

FEATURES

Built in 1963

70% HVAC

16 Ft Clear Height - 1 Dock - 1

Drive in.

Parking Ratio - 1.2/1,000 SF



LEASE INFORMATION

Fully leased through 05/31/2024

Presently leased for 5 years

Average rent through term \$9.10 PSF
Net

Absolute Net Lease to Landlord

SALE PRICE

Contact Broker

CONTACT

henrysmiller.com | 972.419.4000

CHAD MONTGOMERY

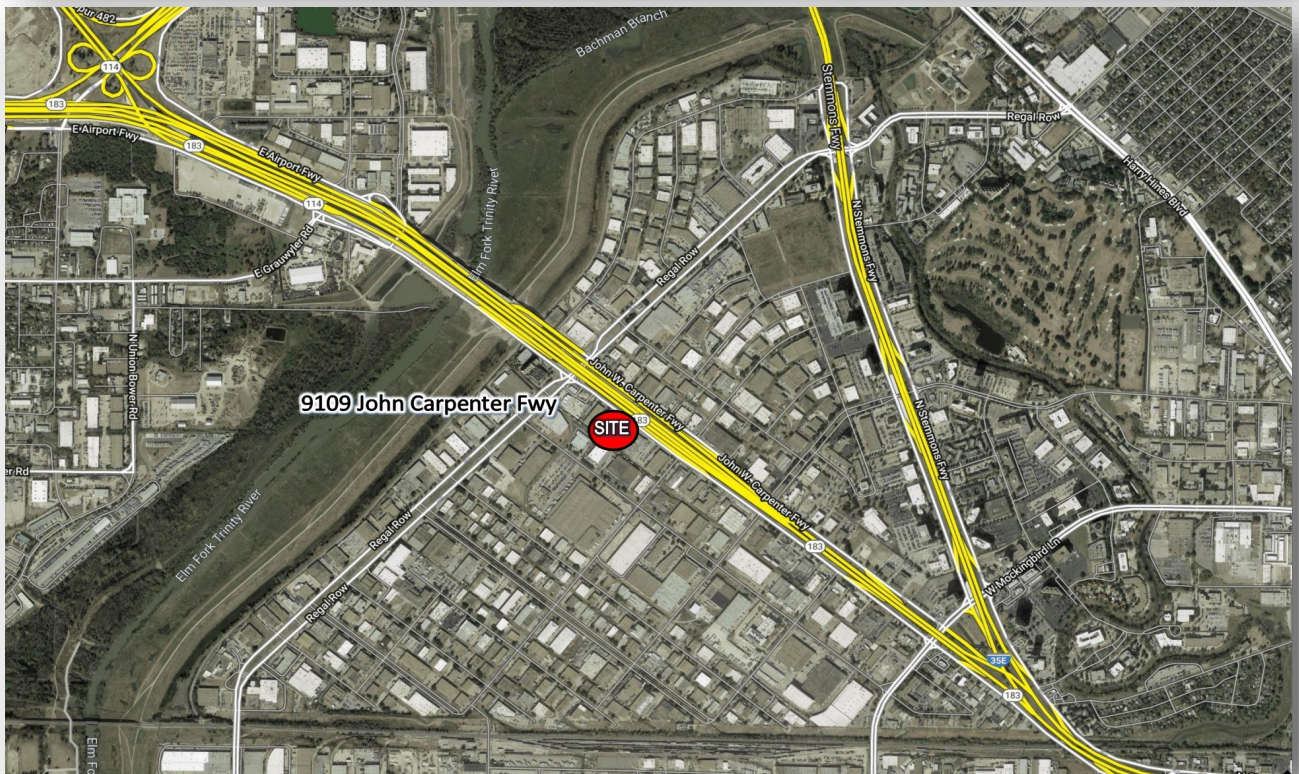
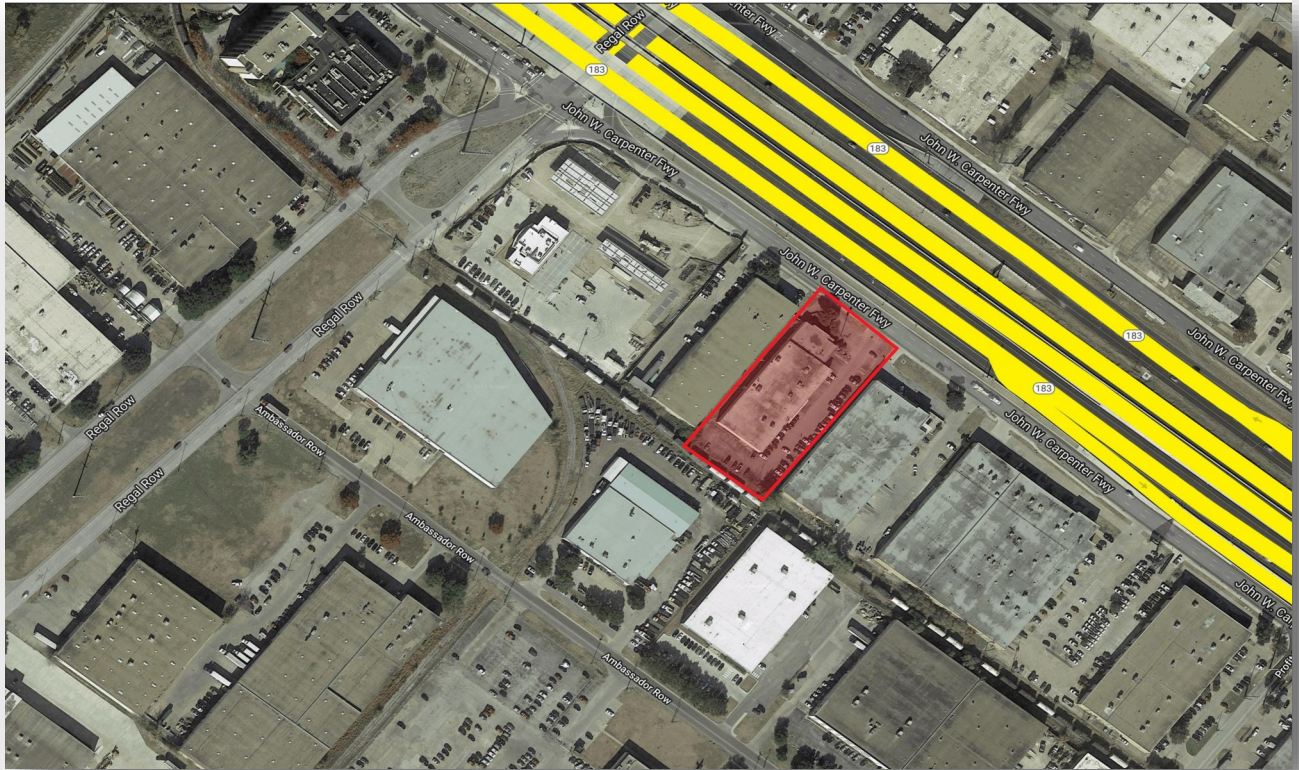
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Broker for more information

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