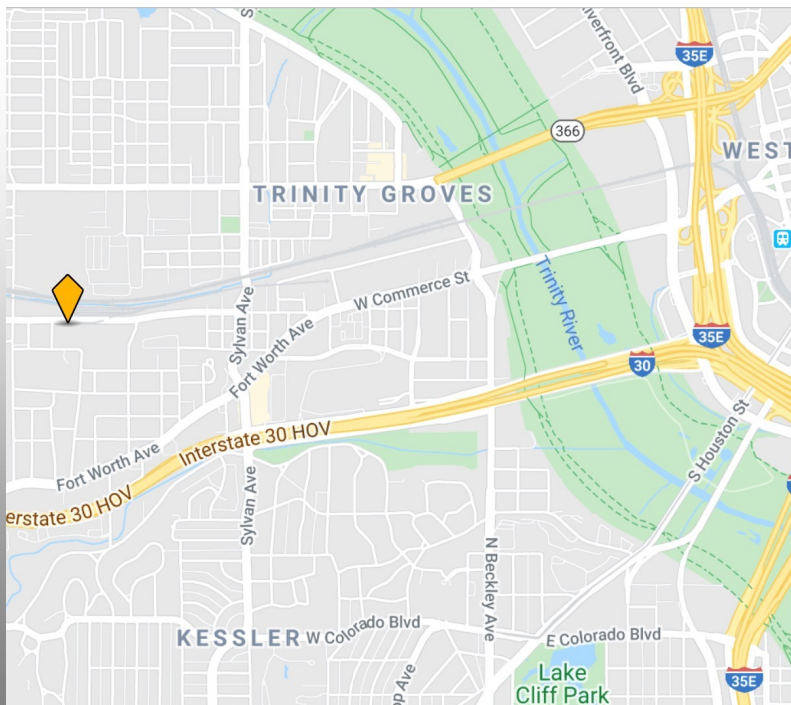
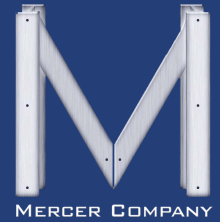


FOR LEASE: 98,618 SQUARE FEET

1400 W. COMMERCE ST, DALLAS, TX 75208

INDUSTRIAL REAL ESTATE BROKERAGE

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## DETAILS

### LAST MILE WAREHOUSE FACILITY FOR LEASE

- ◆ TOTAL SF: 98,618
- ◆ OFFICE SF: 5,500
- ◆ LAND AREA: 9.5 ACRES
- ◆ DOCK DOORS: 3
- ◆ OVERSIZED GL DOORS: 8 (16'x14')
- ◆ POWER: 3 PHASE
- ◆ FULLY FUNCTIONAL WET SPRINKLER SYSTEM
- ◆ FENCED & SECURED W/OUTSIDE STORAGE
- ◆ SECURITY SYSTEM
- ◆ INDUSTRIAL MANUFACTURING ZONING
- ◆ CLOSE PROXIMITY IH 30, IH 35, LOOP 12, AND TX 183

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