SVN
DUNN COMMERCIAL

# INDUSTRIAL SPACE FOR LEASE ON 1309 AVENUE H E

1309 AVENUE H EAST
GRAND PRAIRIE, TX 75050

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TX #0375841

# Property Summary

## OFFERING SUMMARY

| | |
|---|---|
| Available SF: | 33,676 SF |
| Lease Rate: | $3.50 SF/yr (NNN) |
| Lot Size: | 1.7 Acres |
| Year Built: | 1966 |
| Building Size: | 33,676 SF |
| Renovated: | 2000 |
| Zoning: | Industrial |
| Market: | DFW |
| Submarket: | Upper Great Soutwest Ind Submarket |
| Traffic Count: | 2,980 |

## PROPERTY OVERVIEW

33,676 SF of Industrial space coming available at 1309 Avenue H East

## PROPERTY HIGHLIGHTS

- 18' Clear Height
- Sprinkler System
- 5 Dock High Doors
- 1 Oversized Grade Level Door
- 1 Semi Dock Door
- 4958 SF Office Space
- 8000 SF Fenced Outside Storage
- Close Proximity to Highway 360, I-30, and President George Bush Turnpike
- 15 Minutes to DFW Airport



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Complete Highlights

## LEASE HIGHLIGHTS

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# Property Details

| LEASE RATE | $3.50 SF/YR |
|---|---|

## LOCATION INFORMATION

| | |
|---|---|
| Street Address | 1309 Avenue H East |
| City, State, Zip | Grand Prairie, TX 75050 |
| County/Township | Tarrant |
| Market | DFW |
| Submarket | Upper Great Soutwest Ind Submarket |

## BUILDING INFORMATION

| | |
|---|---|
| Building Size | 33,676 SF |
| Price / SF | $57.00 |
| Year Built | 1966 |
| Last Renovated | 2000 |
| Occupancy % | 0% |
| Tenancy | Single |
| Number Of Floors | 1 |
| Average Floor Size | 33,676 SF |
| Load Factor | Yes |
| Construction Status | Existing |
| Free Standing | Yes |
| Exterior Walls | Brick |

## PROPERTY DETAILS

| | |
|---|---|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | Industrial |
| Lot Size | 1.7 Acres |
| APN# | 03687333 |
| Submarket | Upper Great Soutwest Ind Submarket |
| Traffic Count | 2,980 |

## TAX INFORMATION



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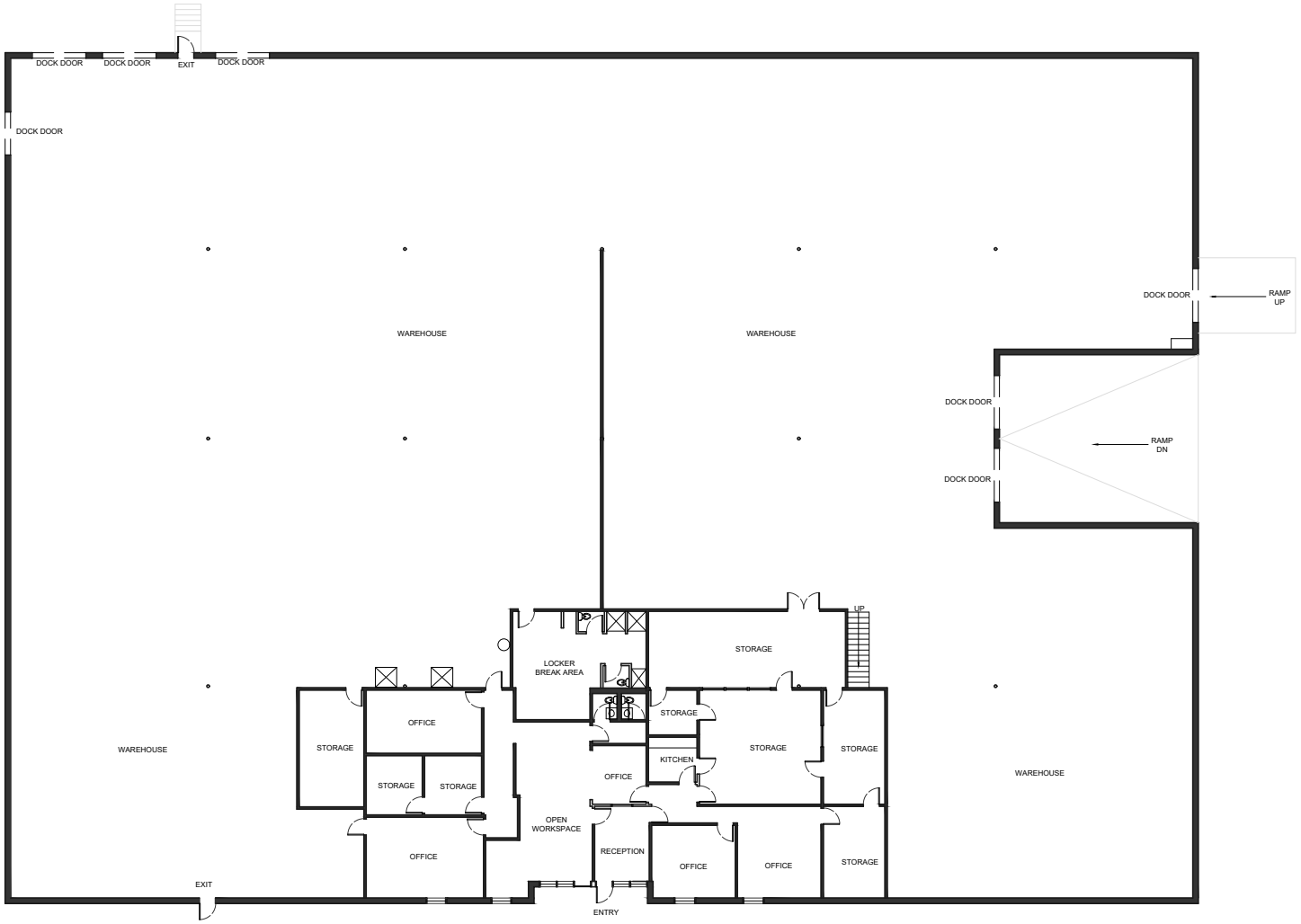


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# FLOOR PLAN

SCALE: $\frac{1}{32}$" = 1'-0"

DRAWN BY: I.G. DATE: 07.17.17

# 1309 E Ave H

Grand Prairie TX 75050

OFFICE AREA: 4,958 sqft

WAREHOUSE AREA: 28,718 sqft

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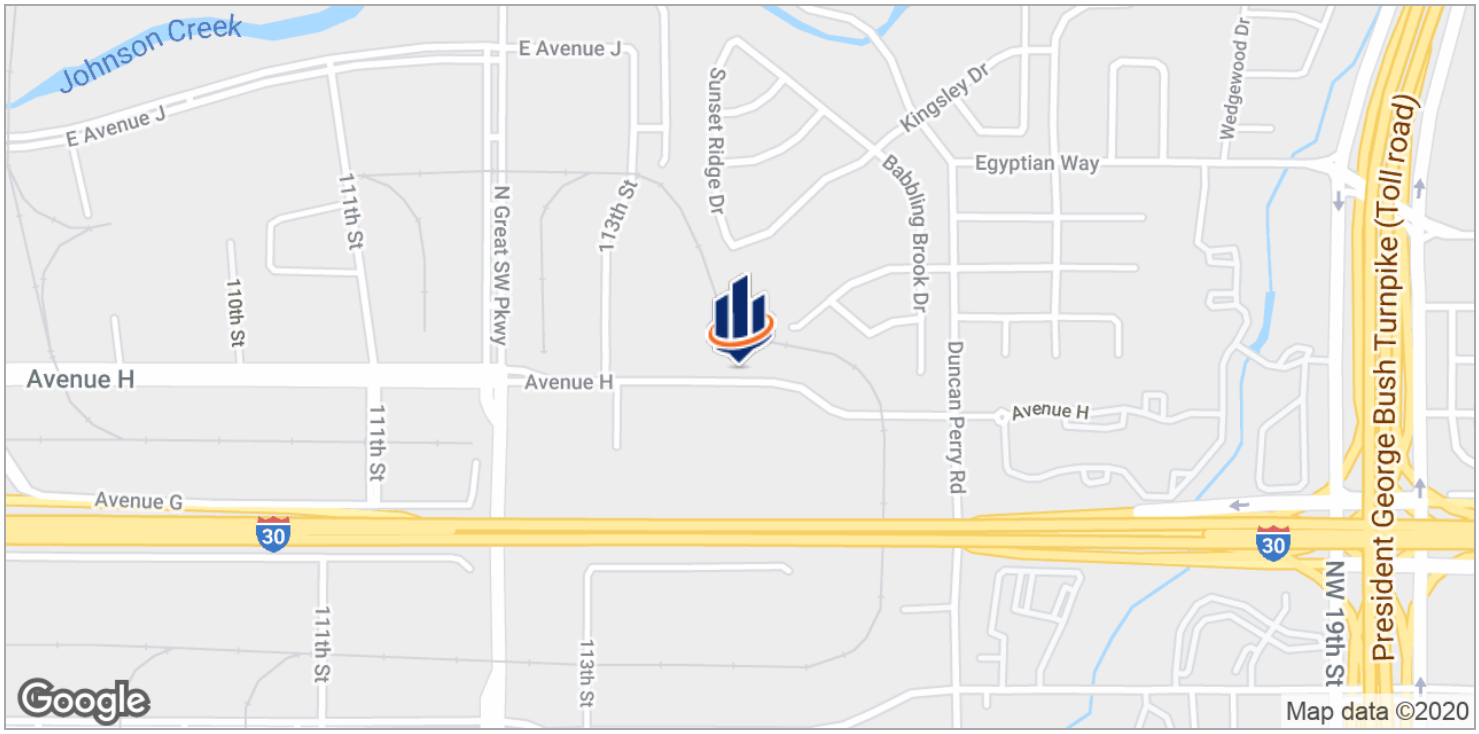
# Location Maps



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# Aerial Map

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