

2701 WILLIAM BREWSTER

2701 William Brewster, Irving, TX 75062



PRICE PER UNIT:	-
AVAILABLE SF:	8,000 SF
LEASE RATE:	\$9.00 SF/Yr (NNN)
LOT SIZE:	1.24 Acres
BUILDING SIZE:	8,000 SF
GRADE LEVEL DOORS	1
DOCK HIGH DOORS:	4
CEILING HEIGHT:	FT
YEAR BUILT:	1968
RENOVATED:	2007
ZONING:	S-P-1
MARKET:	Dallas - Fort Worth
SUB MARKET:	Irving
CROSS STREETS:	William Brewster & Rochelle

PROPERTY OVERVIEW

Landlord looking for minimum 5 year lease but will consider longer.

PROPERTY FEATURES

- Property occupies an entire block that fronts Rochelle Blvd in Irving, a major east/west road.
- Ample Parking
- Four full height docks, three with load levelers, plus a ramp for grade level deliveries.
- Can be utilized as an event center, retail, office space, etc.
- Open grassy area on the north side of property

KW COMMERCIAL
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501 W. President Bush Hwy
Richardson, TX 75080

CLIFF BOGART, CCIM CRE
Managing Director
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TX #0313043

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INDUSTRIAL FOR LEASE

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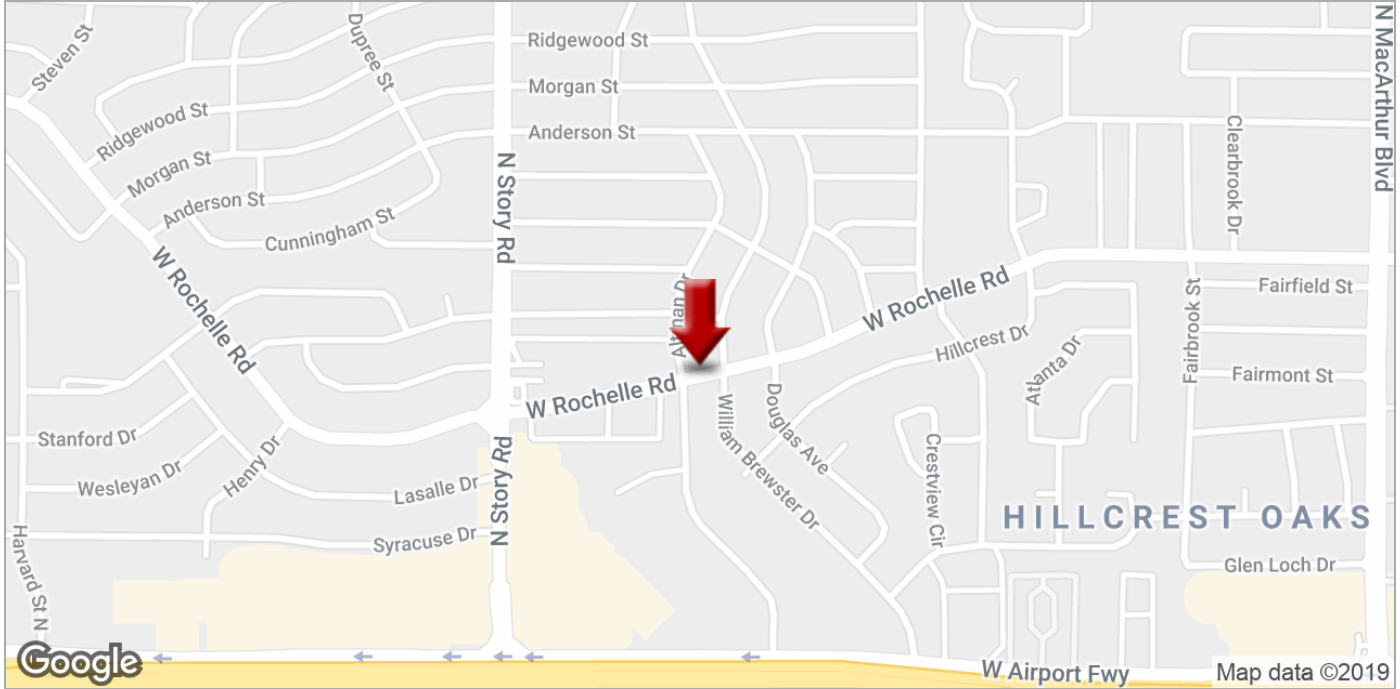
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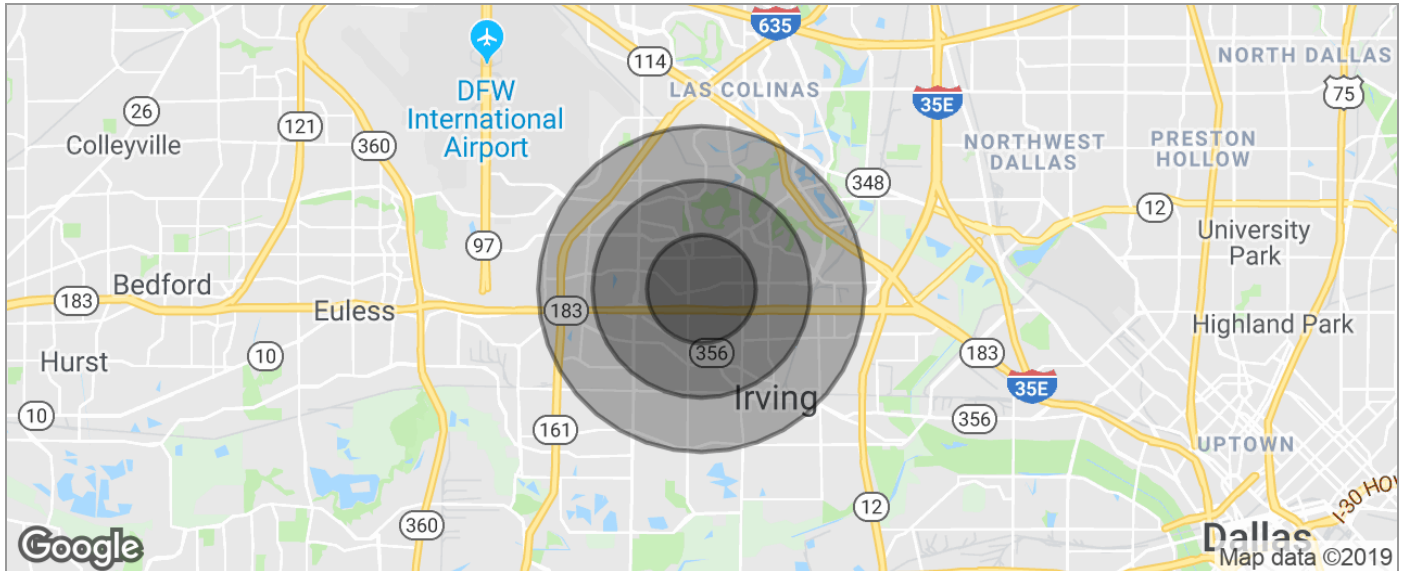
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,351	74,769	143,679
MEDIAN AGE	34.1	32.2	31.4
MEDIAN AGE (MALE)	32.9	31.4	31.2
MEDIAN AGE (FEMALE)	35.1	32.9	31.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,473	26,359	52,659
# OF PERSONS PER HH	3.0	2.8	2.7
AVERAGE HH INCOME	\$61,133	\$58,341	\$60,779
AVERAGE HOUSE VALUE	\$116,554	\$162,331	\$190,317
RACE	1 MILE	2 MILES	3 MILES
% WHITE	76.3%	68.3%	64.2%
% BLACK	6.9%	11.0%	11.8%
% ASIAN	2.6%	5.3%	8.8%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.4%	0.5%
% OTHER	12.1%	12.8%	12.5%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	50.7%	49.1%	46.7%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Flex Space	\$9.00 SF/YR	NNN	8,000 SF	VACANT

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