

# 11202 RUSSELL ST

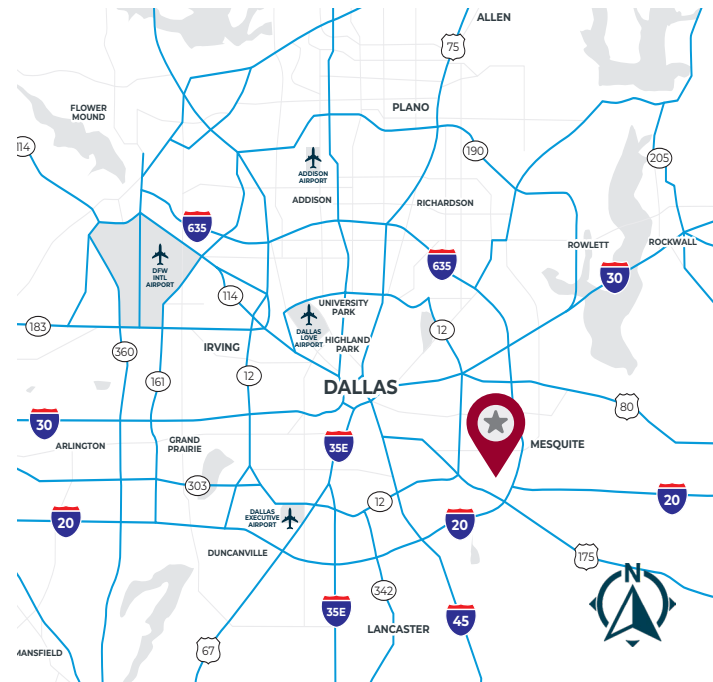
11202 Russell Street, Balch Springs, TX 75180



**FOR SALE**  
**50,000 SF on 5.56 ACRES**

## LISTING HIGHLIGHTS

- Available SF:** 50,000 SF  
**Office SF:** ±3,000 SF  
**Land Size:** ±5.56 Acres  
**Clear Height:** 12' - 23.5'  
**Sprinklers:** Fully sprinklered  
**Dock Doors:** 1 Dock high door (can add more)  
**Grade Level Doors:** 3 Grade level doors  
**Ramped Doors:** 1 Ramped door  
**Comments:**
- Heavy power
  - ±4.25 Acres of fenced outside storage
  - 48,000 SF of paved outside storage area
  - 8' Steel fence around entire property
  - Powder coat line in facility (option to keep or remove)
  - Owner will need 2-3 months to vacate the building
  - Within 10 minutes or less of I-635, I-20, I-30, Highway 80, Highway 175



**TAYLOR STELL**  
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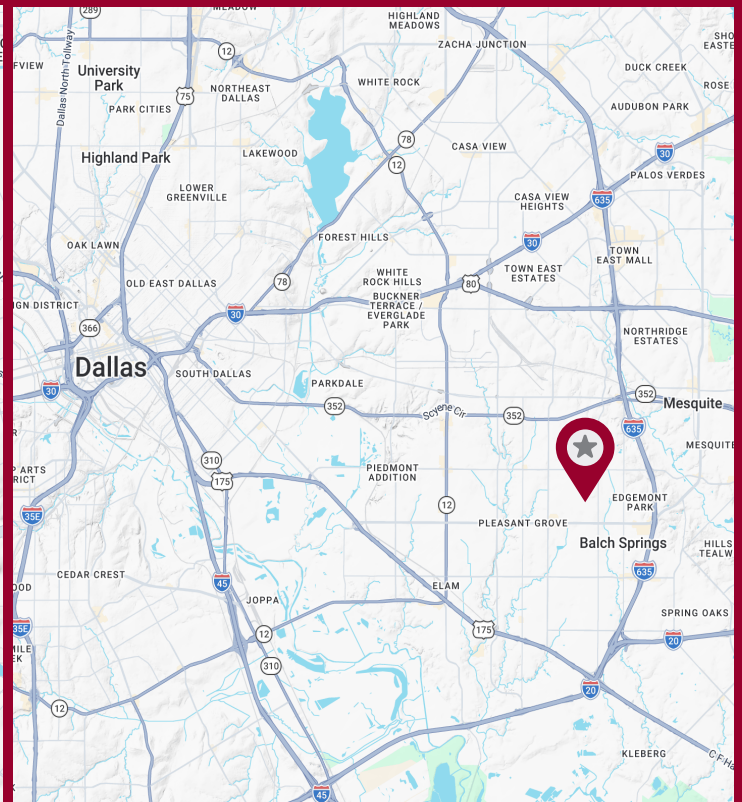
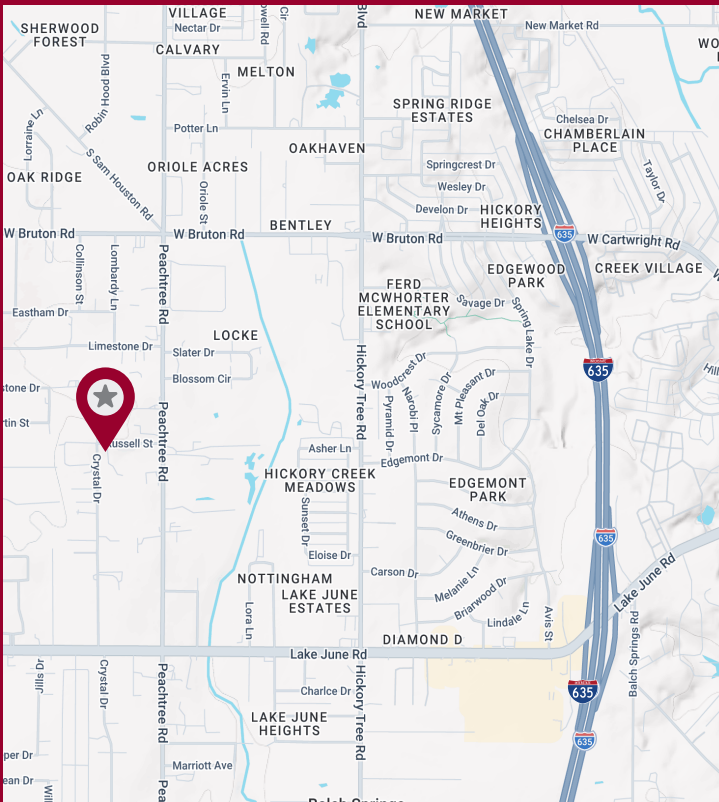
**BRETT LEWIS**  
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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For More Information:

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