

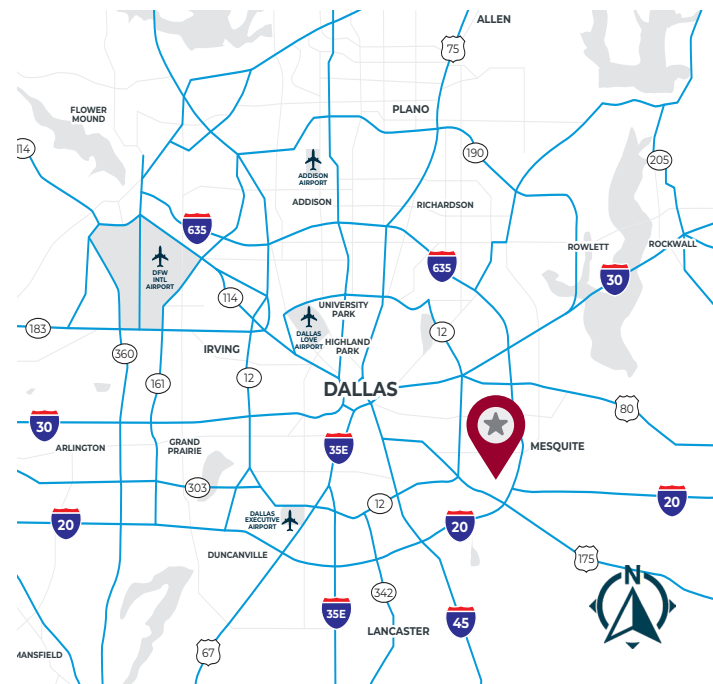
11202 Russell Street, Balch Springs, TX 75180



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: | <ul style="list-style-type: none">• 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 |



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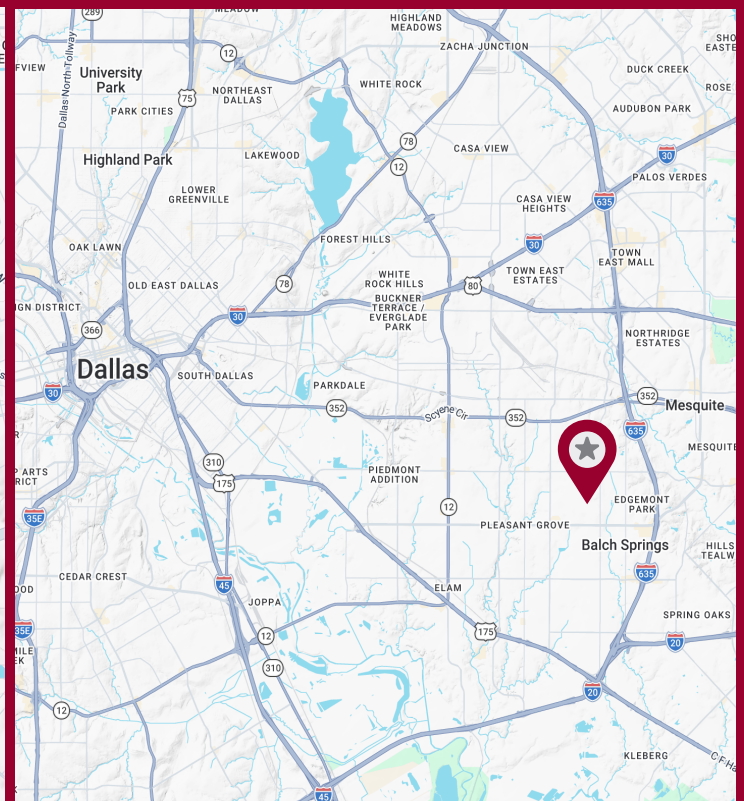
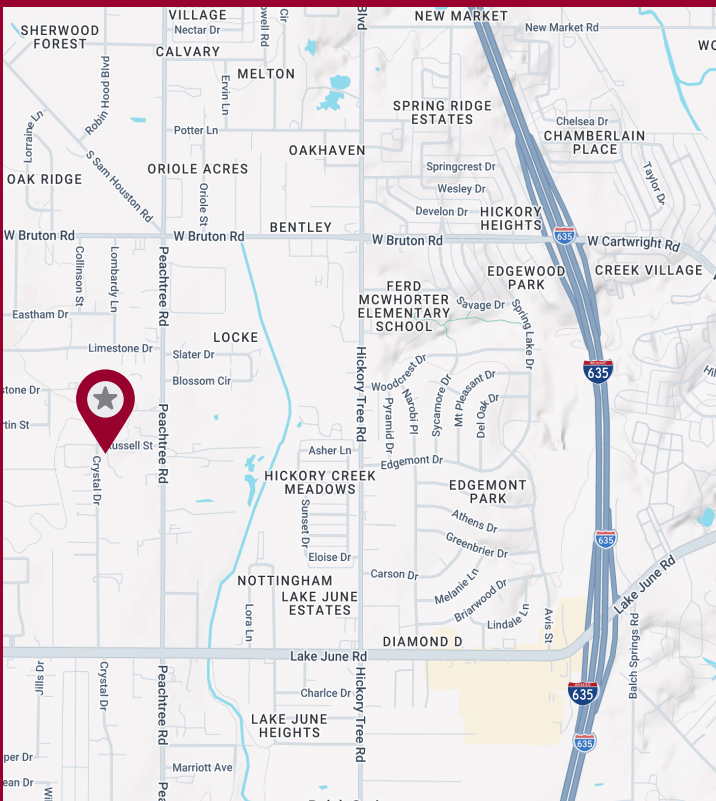
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LEE & ASSOCIATES
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FOR SALE

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