11033 - 11035 SWITZER AVE

NORTHEAST DALLAS

11033 - 11035 SWITZER AVE
DALLAS, TX 75238

SUITE 11033-11035

FOR LEASE

Available SF
45,797 SF

Clear Height
21.5′ - 24′

Office SF
6,137 SF

Year Built
1981

Loading Doors
5 Dock high doors

Drive-In Doors
1 Ramped door

Power
1,400 amps (277/480v)

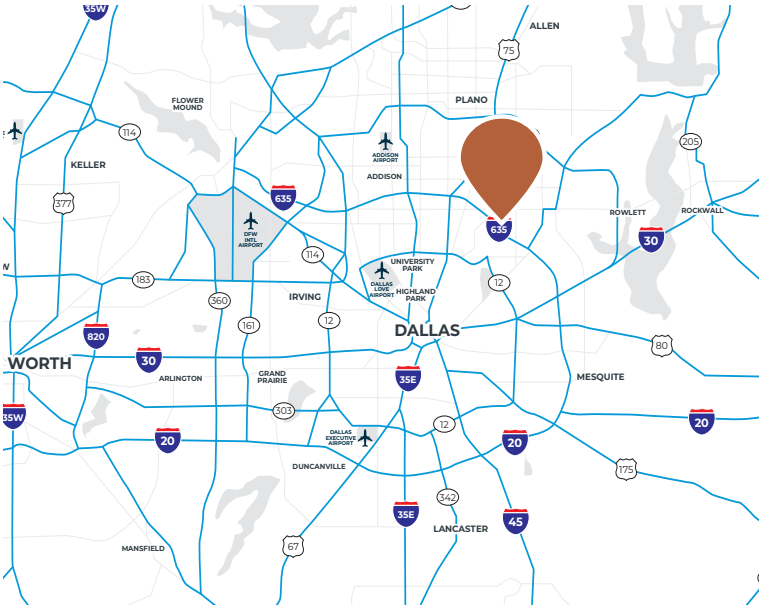
Dock Equipment
4 EOD levelers

Comments

±4,500 SF Freezer (-10 to 25 degrees)
±13,300 SF Freezer (30 to 70 degrees can go colder if needed)
Freon based cooling systems
Numerous floor drains







Additional Information

Less than a mile from I-635
100% HVAC
40′x40′ Column spacing
Renovated interior, new LED lighting throughout
Sprinklered
End cap space

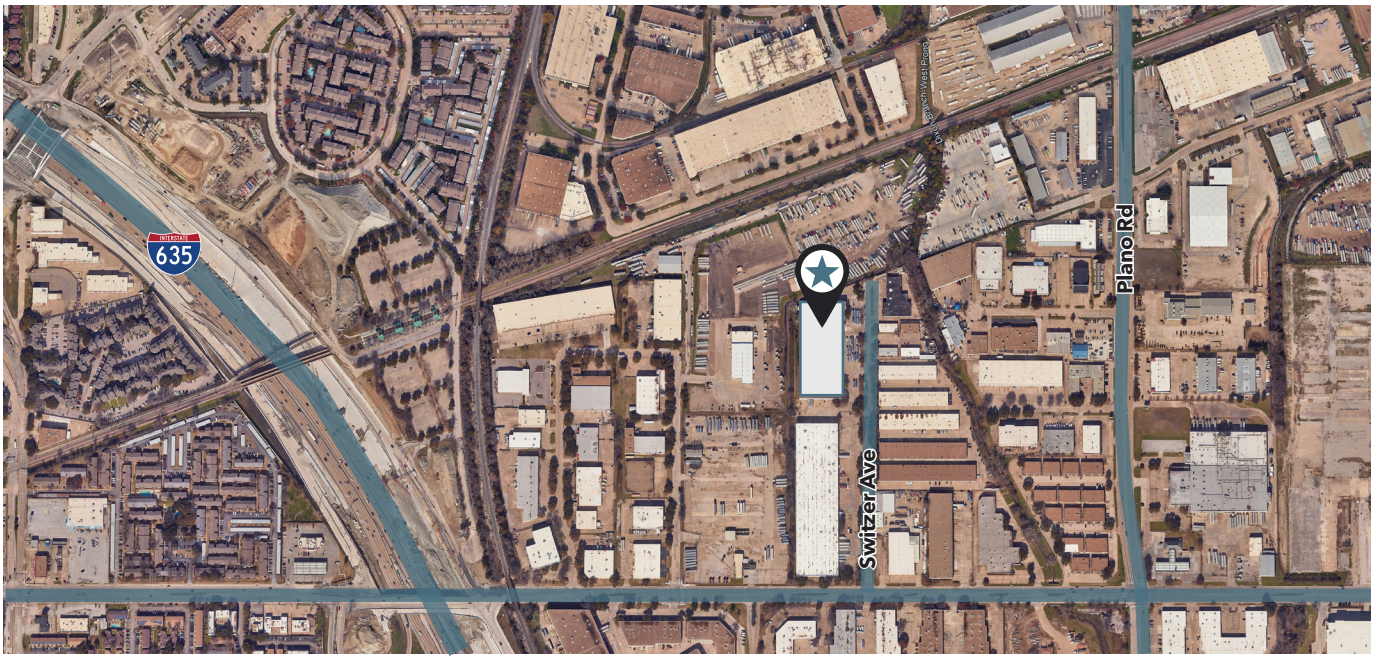
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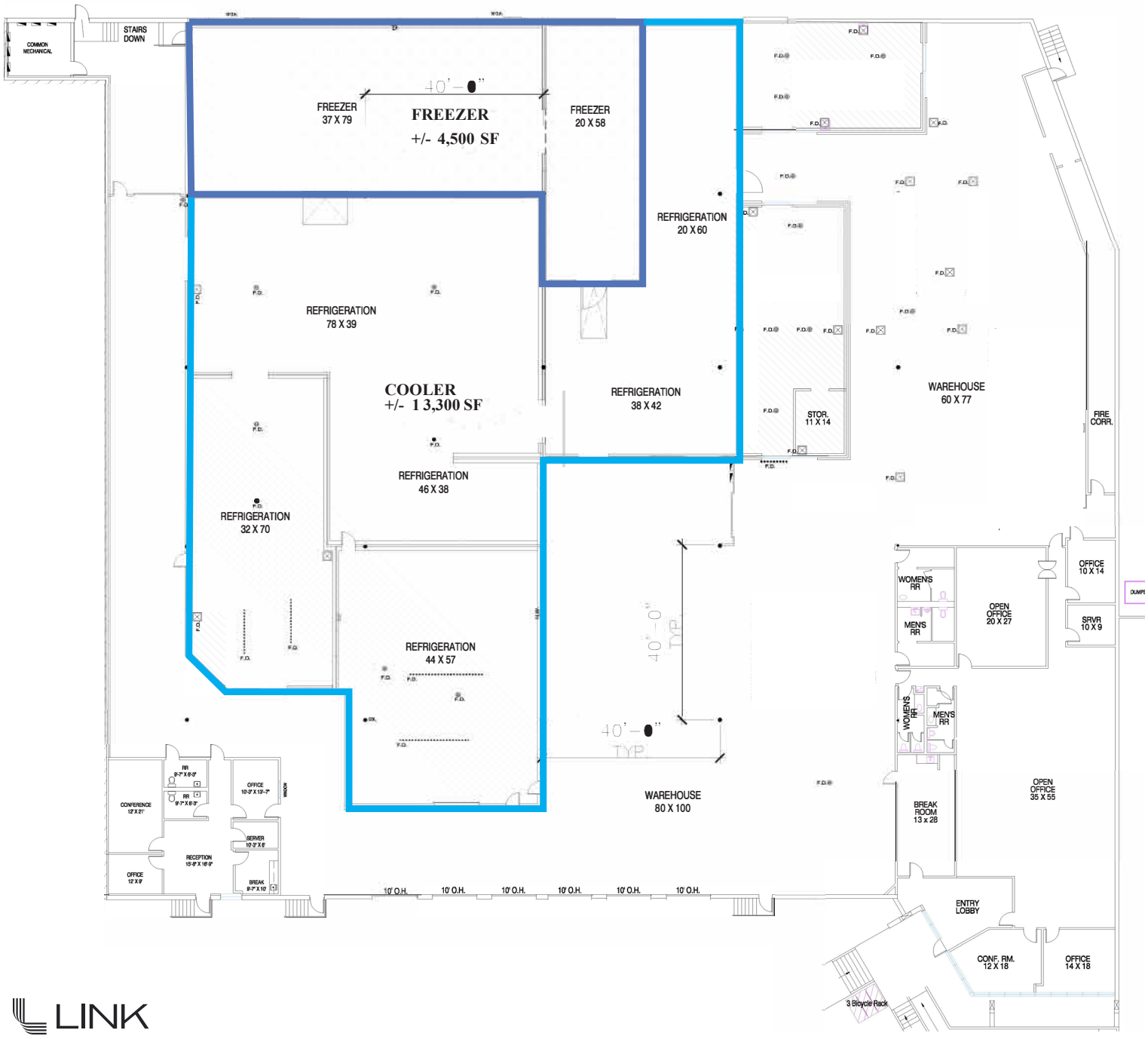
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LINK

LEASED BY LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.


INTERSTATE
635
Switzer Ave
Plano Rd


COMMON MECHANICAL
STAIRS DOWN
FREEZER
37 X 79
40'-0"
FREEZER
+/- 4,500 SF
FREEZER
20 X 58
REFRIGERATION
20 X 60
REFRIGERATION
78 X 39
COOLER
+/- 13,300 SF
REFRIGERATION
38 X 42
REFRIGERATION
46 X 38
REFRIGERATION
32 X 70
REFRIGERATION
44 X 57
40'-0" TYP.
40'-0" TYP.
WAREHOUSE
80 X 100
WAREHOUSE
60 X 77
STOR.
11 X 14
FIRE CORR.
OFFICE
10 X 14
WOMEN'S RR
MEN'S RR
OPEN OFFICE
20 X 27
SRVR
10 X 9
WOMEN'S RR
MEN'S RR
OPEN OFFICE
35 X 55
BREAK ROOM
13 X 28
ENTRY LOBBY
CONF. RM.
12 X 18
OFFICE
14 X 18
3 Bicycle Rack
CONFERENCE
12' X 21'
OFFICE
10'-3" X 13'-7"
RECEPTION
15'-8" X 16'-9"
SERVER
10'-3" X 6'
BREAK
9'-7" X 10'
OFFICE
12' X 9'
10' O.H.
10' O.H.
10' O.H.
10' O.H.
10' O.H.
10' O.H.

LINK