

# FOR SALE

## ±71,025 SF ON ±5.95 ACRES

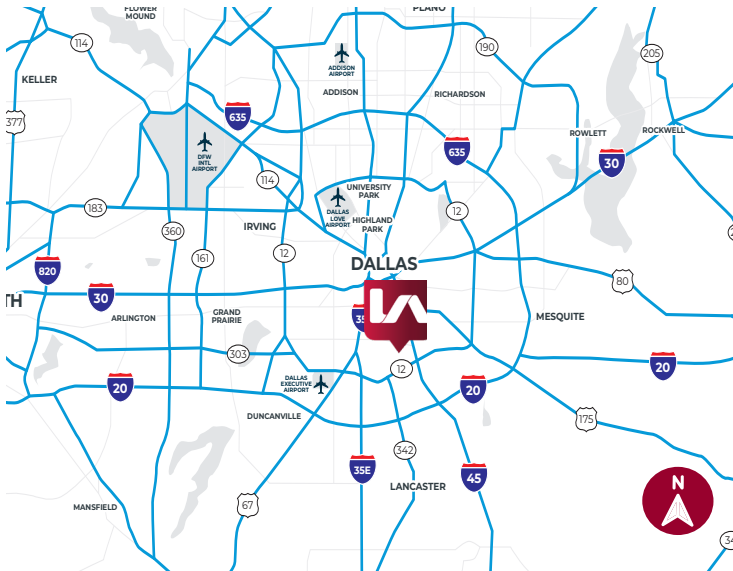


### 3044 MORRELL AVENUE

Dallas, TX 75216

## PROPERTY HIGHLIGHTS

- **Land Area:** ±5.95 Acres
- **Building Size:** ±71,025 SF (2 Buildings)
  - Building #1: ±34,725 SF
  - Building #2: ±30,900 SF
- **Clear Height:** ±18' - 20'
- **Drive-In Doors:** 10
- **Dock Well:** 2 Spaces
- **Zoning:** Industrial Manufacturing



### FOR SALE INFORMATION:

JARRETT HUGUE  
jhuge@lee-associates.com  
770.316.9580

PHILLIP ROSENFELD  
prosenfeld@lee-associates.com  
469.222.4159

**±71,025 SF ON ±5.95 ACRES**

**FOR SALE**



**FOR SALE INFORMATION:**

JARRETT HUGE  
jhuge@lee-associates.com  
770.316.9580

PHILLIP ROSENFELD  
prosenfeld@lee-associates.com  
469.222.4159

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICE