

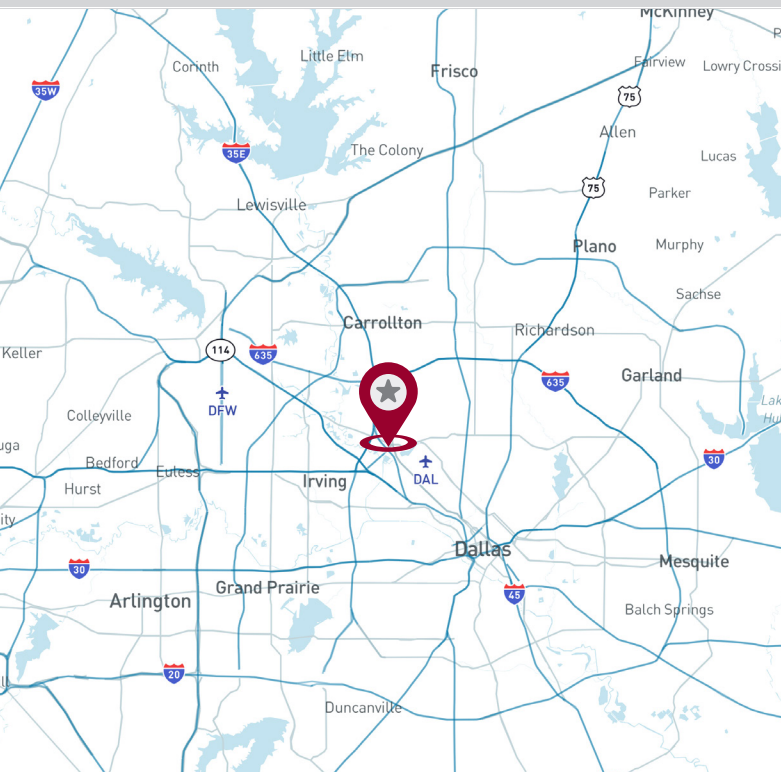
FOR LEASE

10405 SHADY TRAIL, SUITE 400 | DALLAS, TEXAS 75220



INDUSTRIAL | WAREHOUSE

±29,366 SF



AVAILABILITY HIGHLIGHTS

- ±29,366 SF Total Available Space
- ±27,566 SF Warehouse
- ±1,800 SF Office
- 5 Dock High Doors
- 1 Drive-In Ramp Door
- 24' Clear Height
- End Cap Space
- ESFR Sprinkler System
- High Image Facility
- Easy Access to Major Thoroughfares

ECONOMIC DATA

Base Rental Rate:	\$9.50	PSF
Operating Expenses:	\$2.57	PSF

FOR LEASING INFORMATION:

Ken Wesson, SIOR, CCIM
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Adam Graham, SIOR, CCIM
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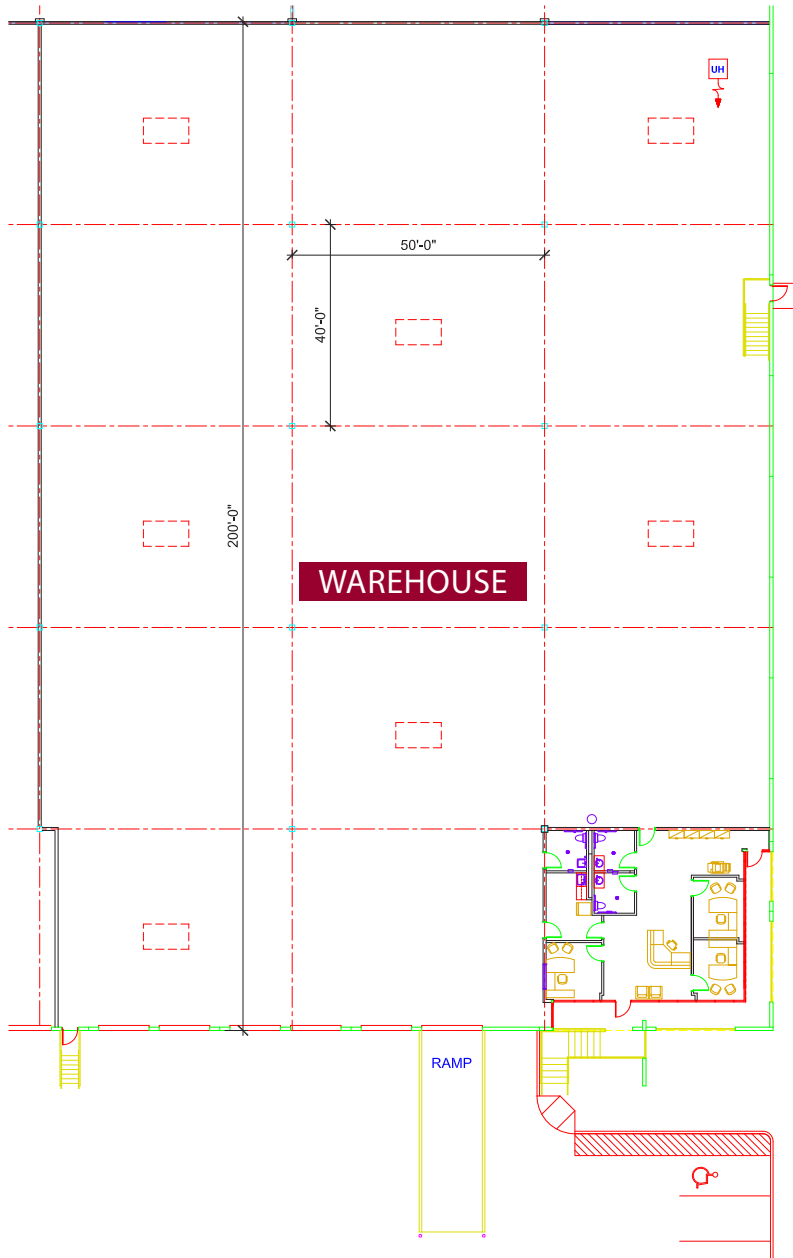
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±29,366 SF AVAILABLE

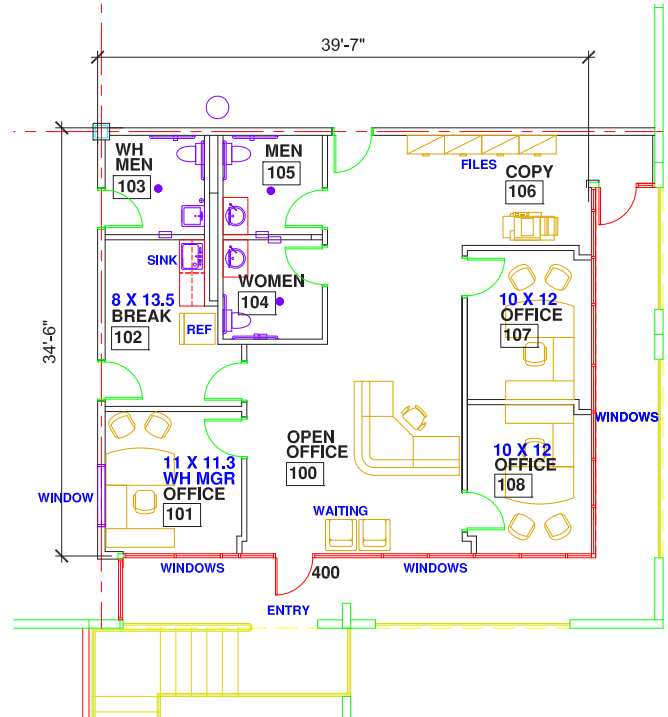
FOR LEASE

FLOOR PLAN



SUITE 400

OFFICE	± 1,800 SF
WAREHOUSE	± 27,566 SF
TOTAL	± 29,366 SF



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LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

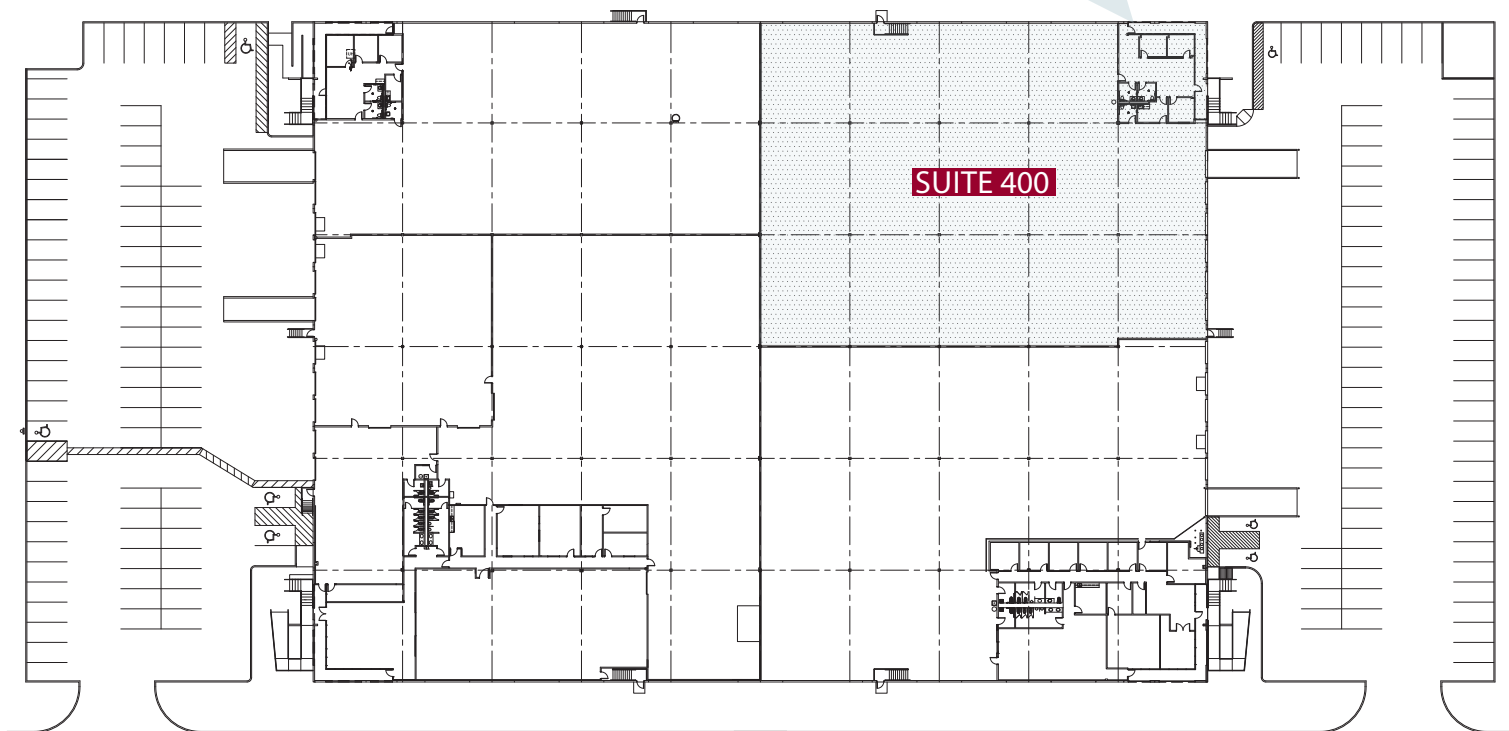
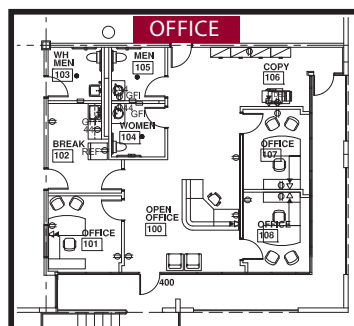
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