



PROPERTY OVERVIEW

BUILDING SIZE	25,500 SF
TOTAL LAND AREA	±4.83 AC
CLEAR HEIGHT	14'-17'
LOADING	2 Dock High Doors 1 Semi Dock 3 Grade Level Doors
POWER	3 phase power (800 amps 120/240v)
ZONING	Zoned Industrial
SPRINKLERED	Yes
COMMENTS	Fenced outside storage Available now Sprinklered 50% HVAC in warehouse Ability to add dock high doors Air lines throughout property Owner financing available



LEASING CONTACTS

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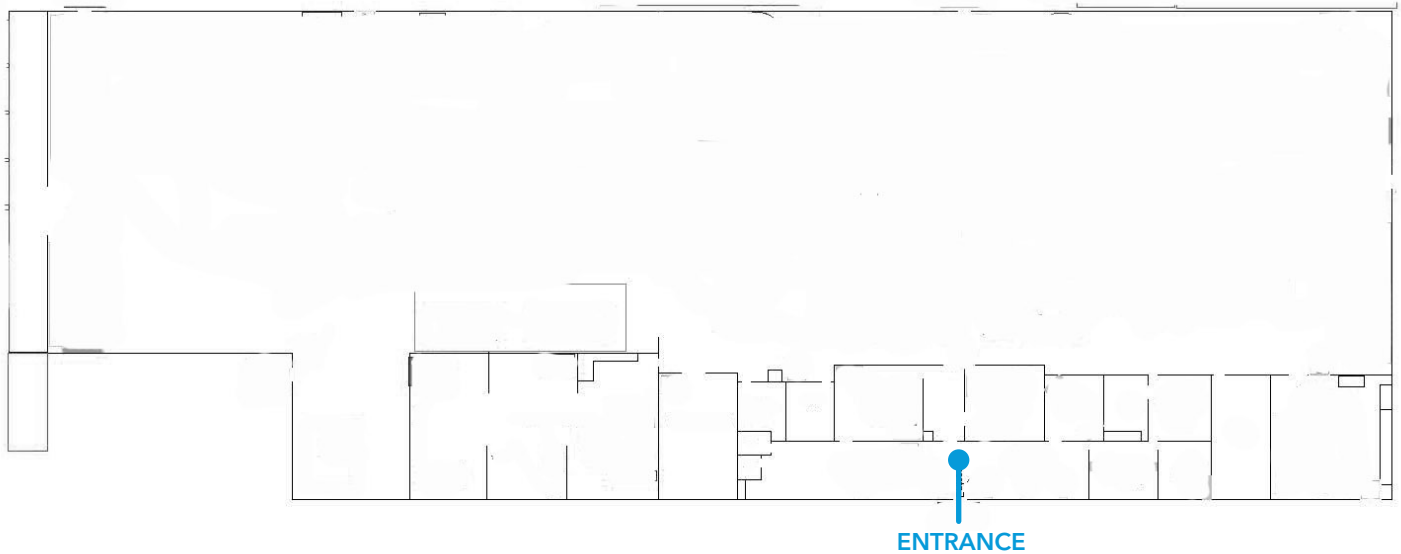
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FOR SALE OR LEASE

1730 W BRUTON RD.

BALCH SPRINGS, TX 75180

FLOORPLAN



AERIAL MAP



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