

FOR SALE OR LEASE

66,915 SF AVAILABLE
7600 AMBASSADOR ROW
DALLAS, TEXAS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES




66,915-sf
Available

183
TEXAS

Fenced & Secured
Truck Court

 **Stonelake**
CAPITAL PARTNERS

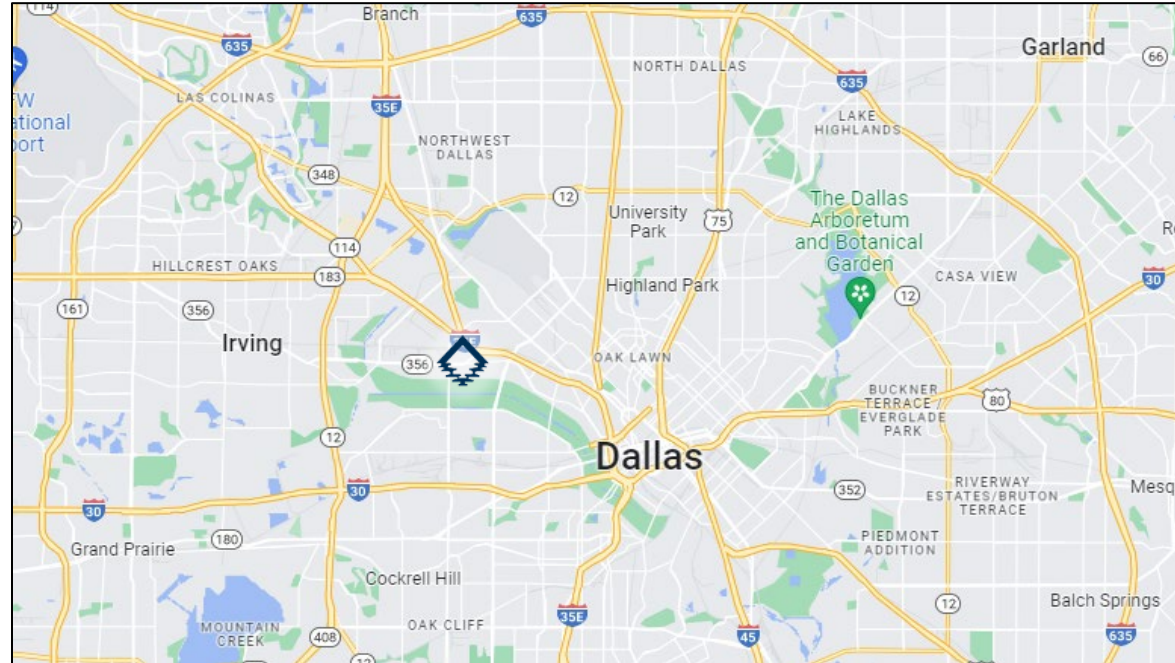
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SPACE FOR LEASE – INFORMATION

- **66,915 SF Available**
 - **12,192-SF Office**
 - **54,723-SF Warehouse**
- **Brookhollow Submarket**
- **16' Clear Height**
- **6 Dock High Doors**
- **1 Drive-In Door**
- **2024 Make Ready Completed**
 - **Warehouse Whitebox**
 - **LED Lighting**
 - **Office Renovation**
 - **Exterior Painting**
 - **Parking Lot Restripe**
- **70 Parking Spaces**
- **4600 Amps, 120/208V, 3-Phase Services**
- **Fenced Truck Court & Outside Storage**
- **Sprinklered**
- **Immediate Availability**



MARKETED BY:

Stephen Williamson

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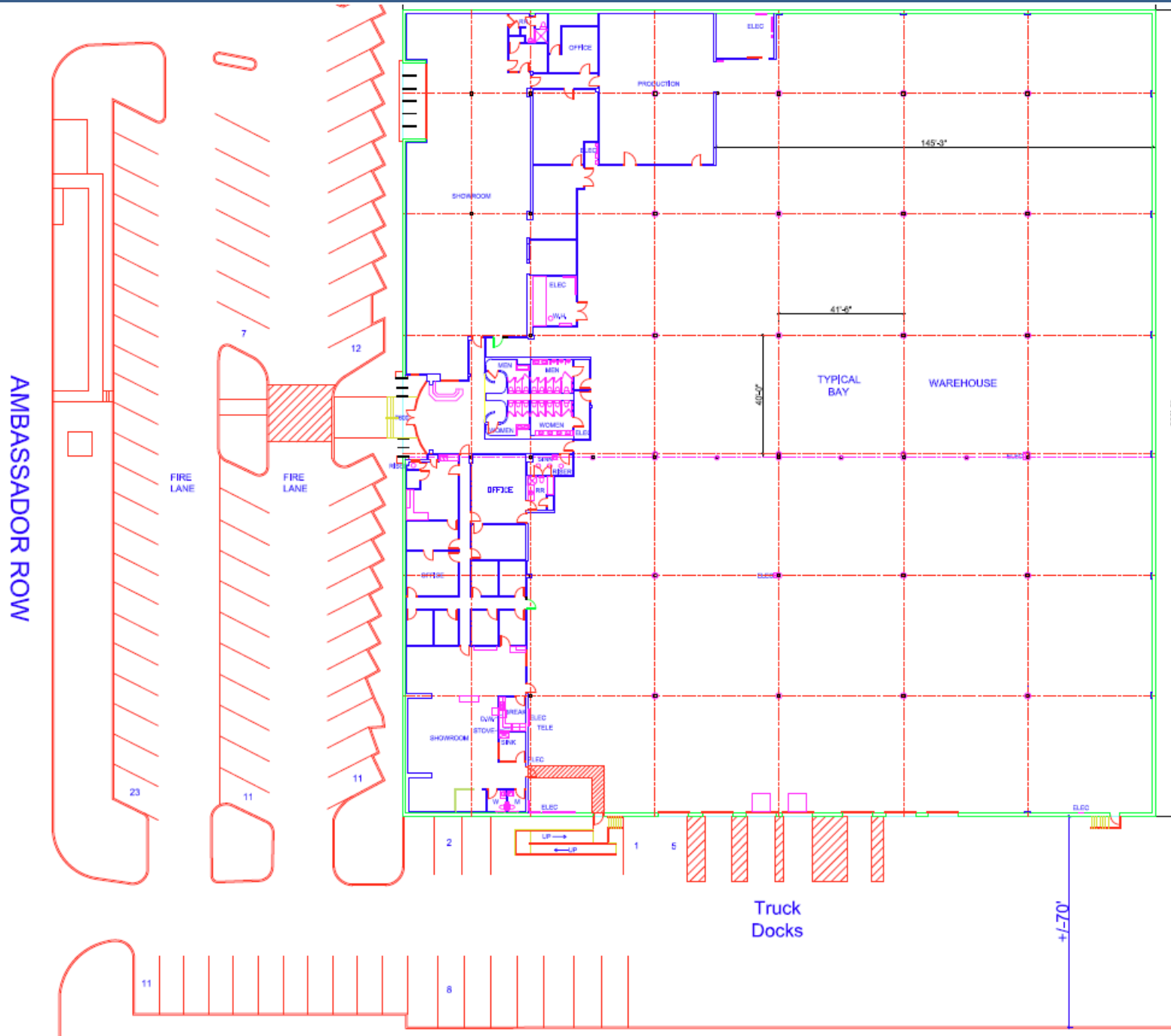
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SF Breakdown:

Office/Showroom:	Approx 12,192 sf
Warehouse:	Approx 54,723 sf
Total:	66,915 sf

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Downtown Dallas

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Ambassador Row

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2024 Make Ready

**New Ceiling Tile
Grid & LEDs**

New Interior Paint

New Flooring

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2024 Make Ready

LED Lighting

Painted Roof Deck

Warehouse Whitebox

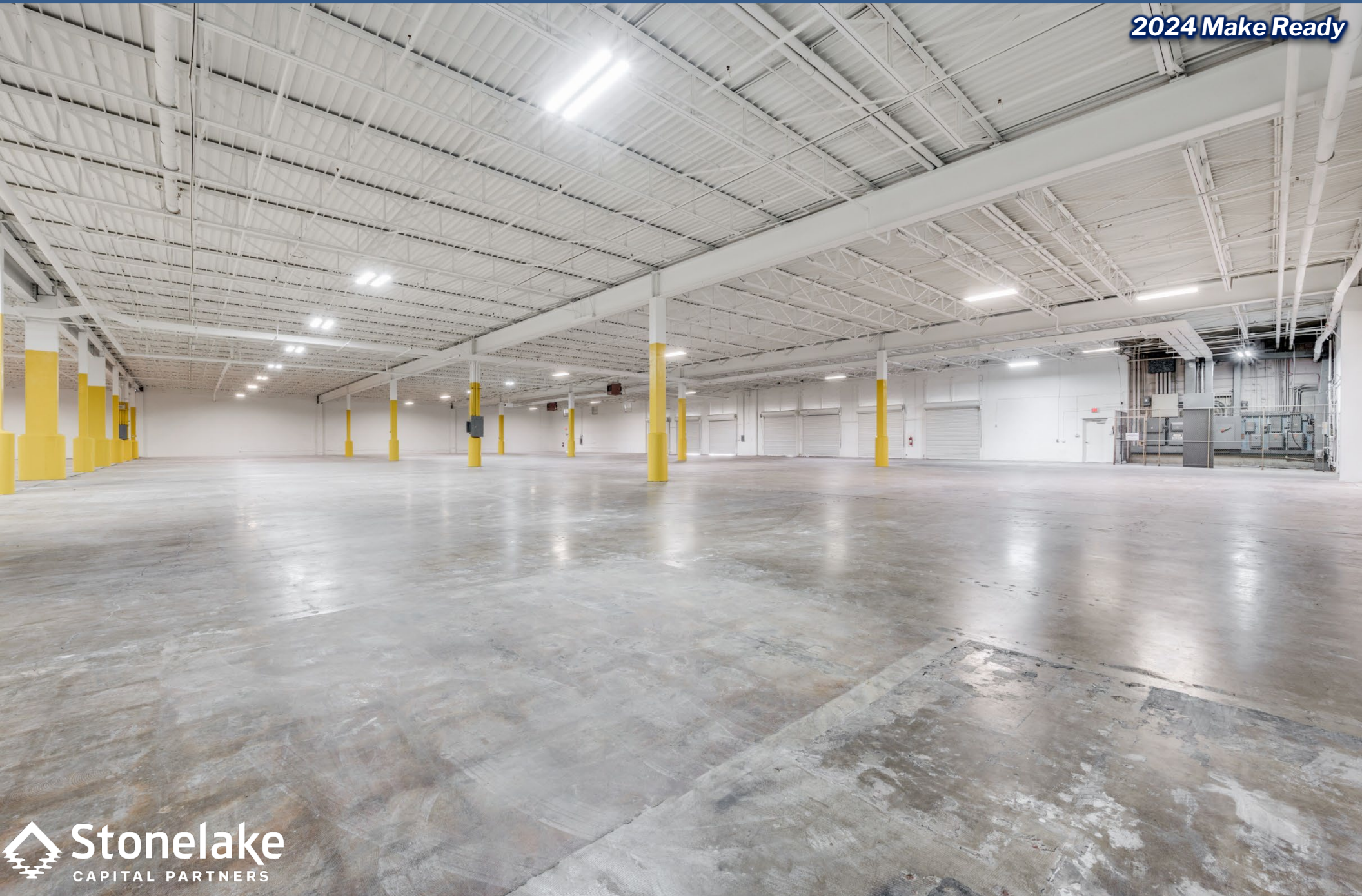
Painted Hazard Columns

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New Exterior Paint



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