

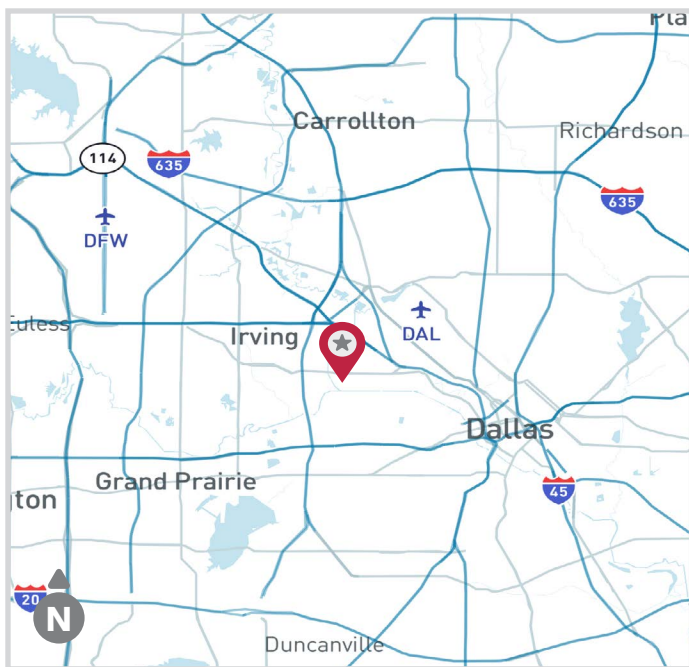
# FOR LEASE

±30,000 SF | Warehouse



**4647 LESTON STREET, SUITE 607**

DALLAS, TX 75247



## AVAILABILITY HIGHLIGHTS

- 30,000 Total SF Available
- 2,200 SF Office
- 13 Dock High Doors, 1 Ramped Door
- 22' Clear Height
- Heavy power - 1600 AMPS of 480V
- Ideal for Manufacturing
- Easy access to Loop 12, Hwy 183, and I-35
- Available August 1, 2026
- Contact Broker for Lease Rate; \$2.12 OPEX

FOR LEASING INFORMATION:

**Phil Rosenfeld, Principal**  
prosenfeld@lee-associates.com  
469.222.4159

LEASING:

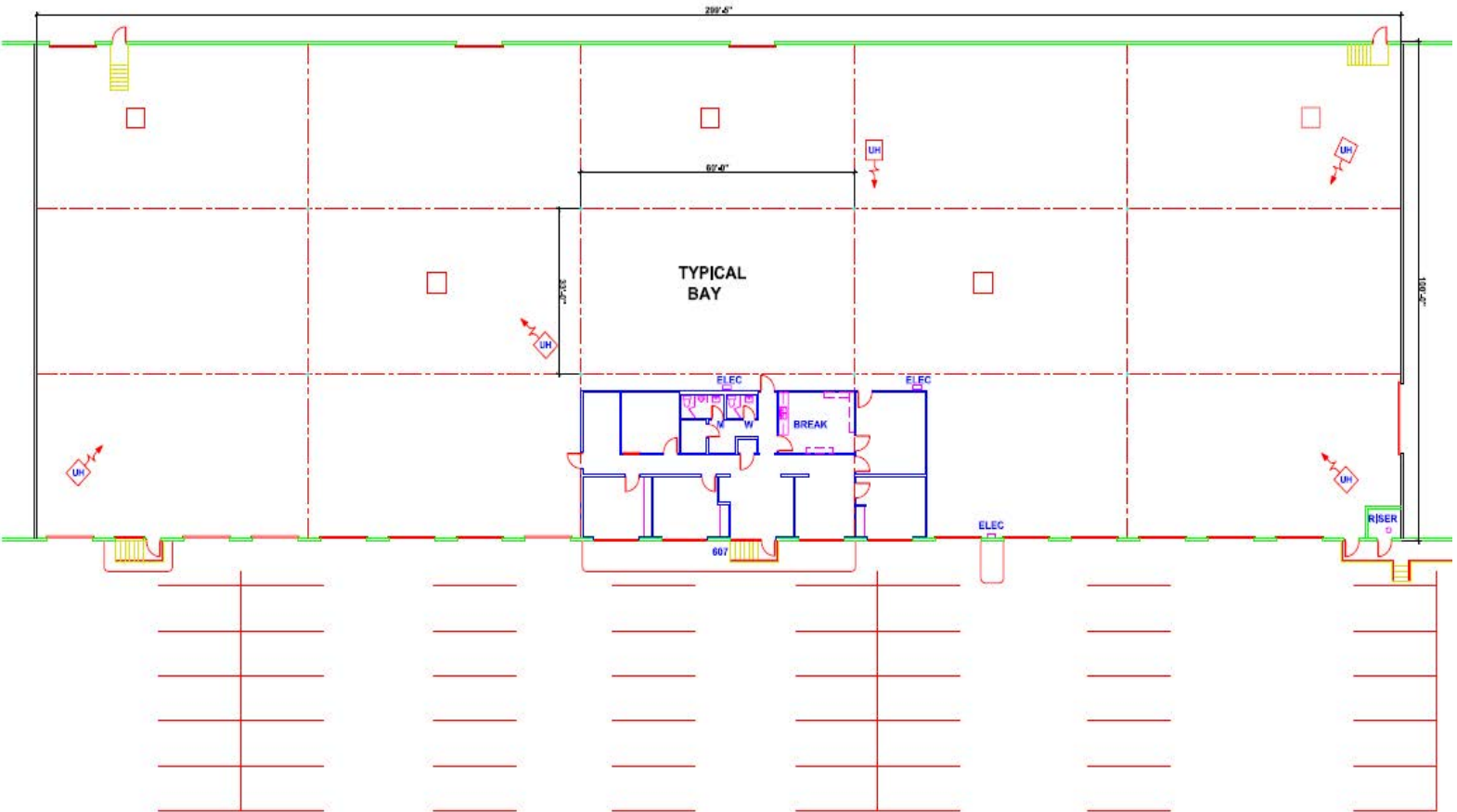
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

leedallas.com

**±30,000 SF**

**FOR LEASE**

## SITE PLAN



Warehouse: ±27,800 SF  
Office: ± 2,200 SF  
Total: ±30,000 SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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