

10401 Miller Rd  
Dallas, TX 75238

## SUITE 100 & 200

**FOR LEASE**

## Available SF

72,077 (Divisible to 24,077 & 48,000)

### Clear Height

22' - 24'

## Year Built

1980

## Loading Doors

12 Dock high

## Drive-In Doors

1 Ramped door

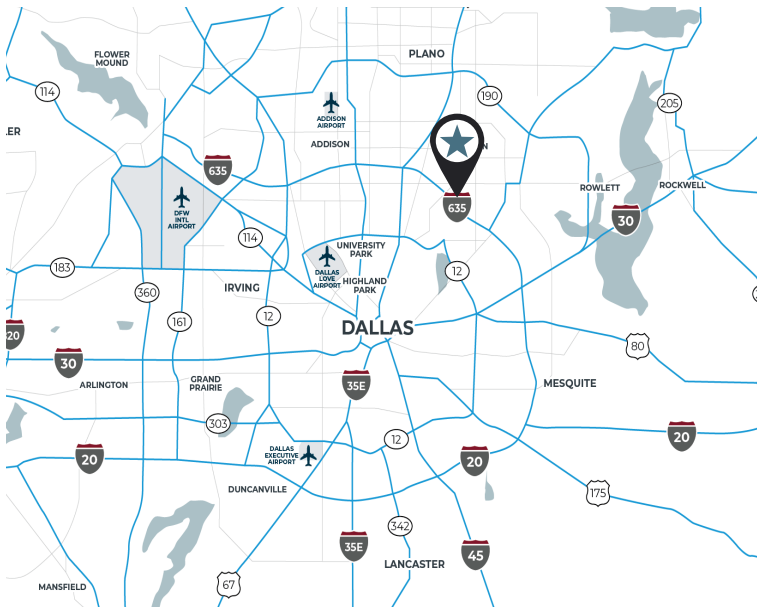
## Power

Suite 100: 600amps of 480v

Suite 200: 400amps of 480v

### Comments

- 100% HVAC
- Completely renovated interior & exterior
- End cap space
- Sprinklered
- Frontage on Miller Rd



### Additional Information

- Can accommodate 72,077 sf, 48,000 sf and 24,077 sf
- Less than a mile from I-635
- Move-in ready
- 100% HVAC - all new units & pin-weld insulation

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LEASED BY



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

Suite 100/200  
72,077 SF

**SUITES 100 & 200**

72,077 SF  
+/- 4,495 SF office  
12 Docks doors  
1 Ramped door

**SUITE 100**

48,000 SF  
±2,400 SF office  
8 Docks doors  
1 Ramped door

**SUITE 100**  
48,000 SF

**SUITE 200**  
24,077 SF

**SUITE 200**

24,077 SF  
±2,095 SF office  
4 Docks doors

