

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Lease

+/-20,220 SF
Industrial Warehouse / Flex

4230 Shilling Way, Dallas



LEASE RATE:

\$6,000 MONTH
NNN LEASE

ZONING:

INDUSTRIAL
RESEARCH
DISTRICT

LOCATION:

MAPSCO 63-E
EASY ACCESS
TO I-20, LOOP 12
AND US HWY 67

Property consists of two buildings separated by an interior parking area. Building one consists of office, lab, and assembly. Building 2 consists of warehouse and machine shop. Both buildings fully climate controlled.

Layout:

Office +/-2,525 SF
Engineering +/-3,175 SF
Warehouse +/-6,495 SF
Assembly +/-3,025
Machine Shop +/-5,000 SF

OHD's:

Bldg. 1 - 1 dock high (10'x10')
Bldg. 2 - 1 grade level (12'x12')
1 dock high (8'x6')

Info:

Both buildings masonry
Building 1 - 12,220 SF - built in 1971
Building 2 - 8,000 SF - built in 1974
On +/-1.425 acre lot
A/C - 100% in both buildings

Parking:

Front lot - 15 cars
Interior lot - 34 cars / 3 trucks

Power:

400 amps, 240 volt, 3-phase



Offered for lease exclusively by:

Mote & Associates, Inc.

Contact: Bill Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

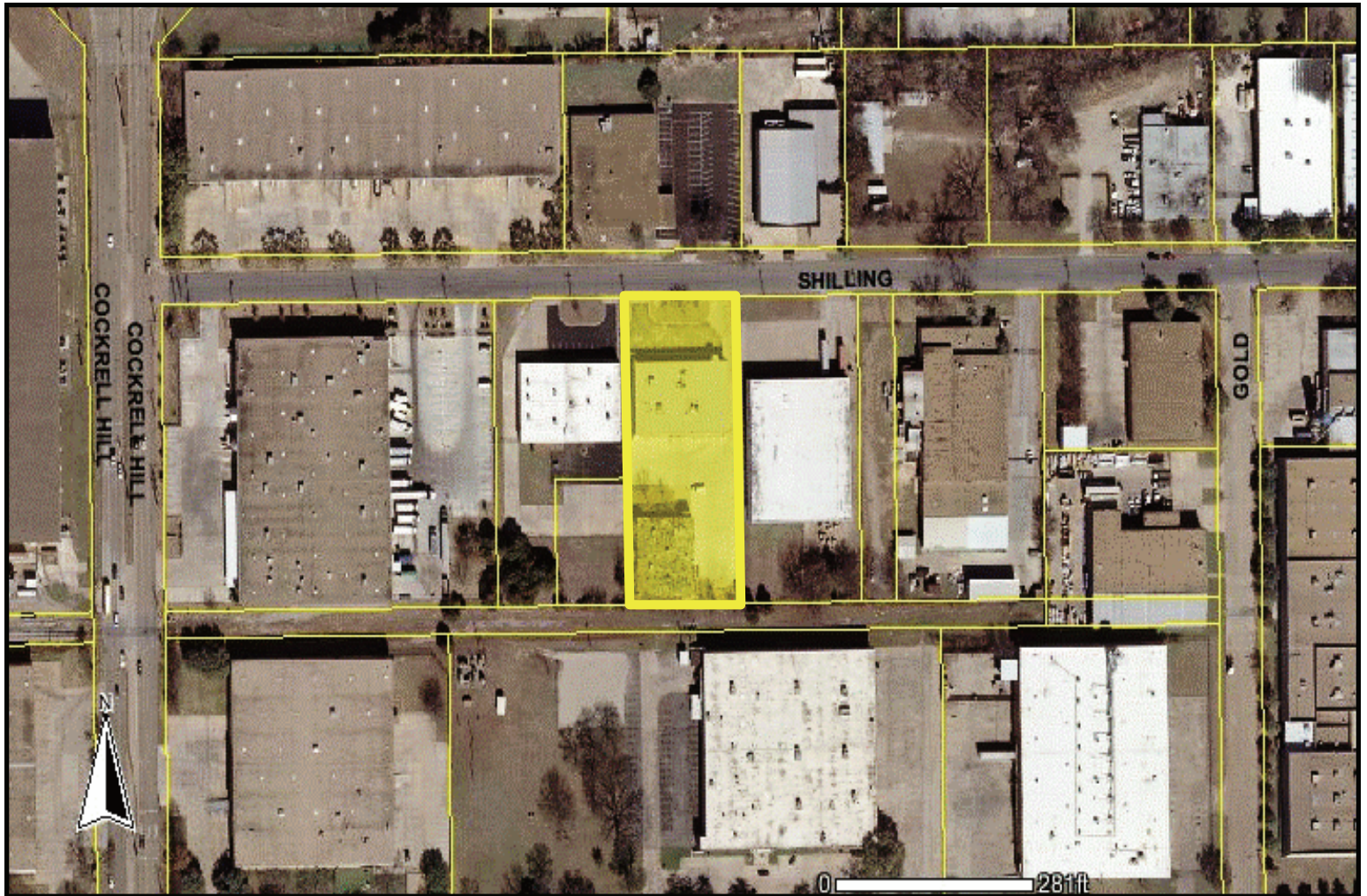
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Aerial

4230 Shilling Way, Dallas



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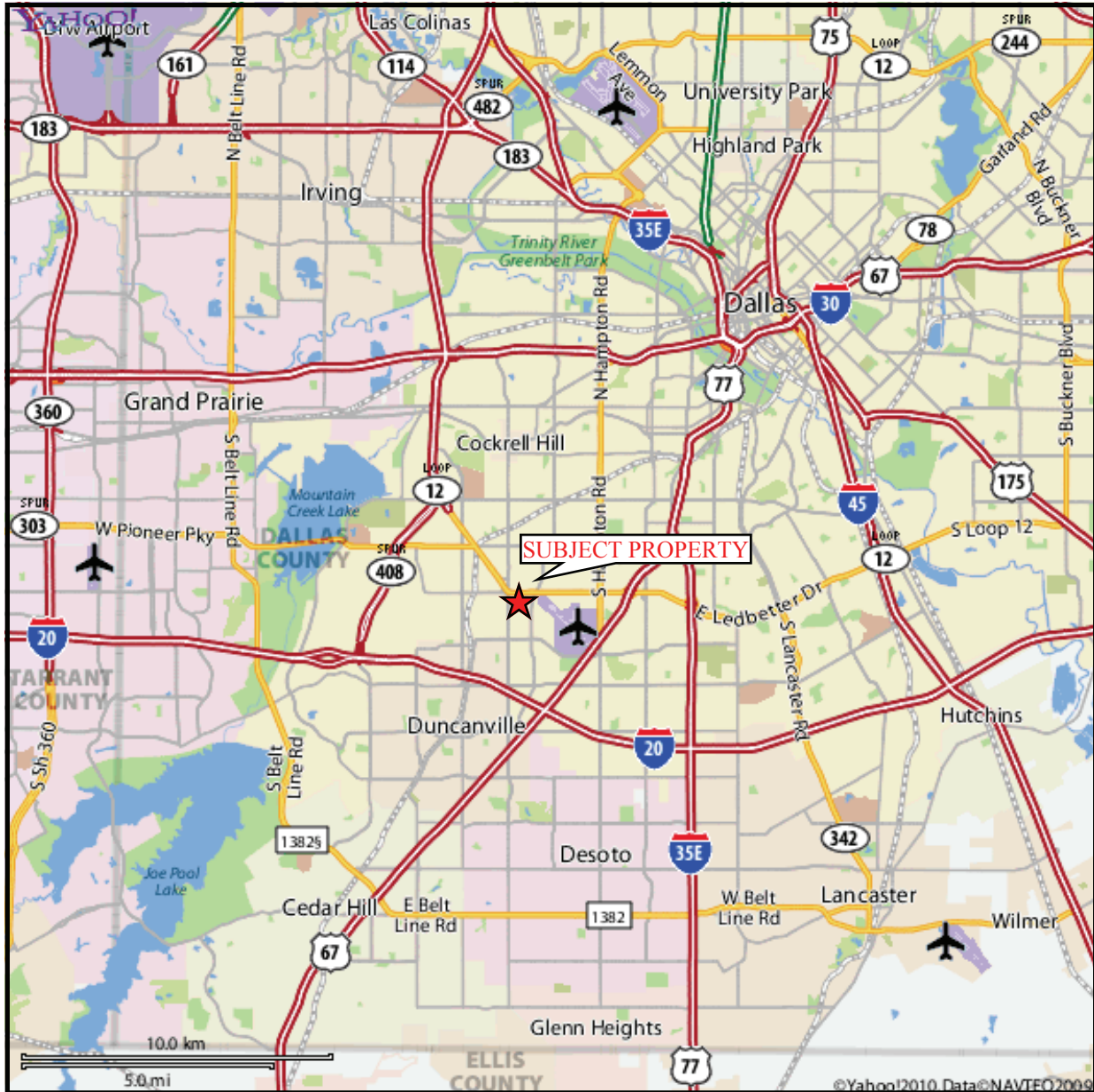
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Pictures

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