

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Lease

Industrial/Retail

714 Big Stone Gap Rd., Duncanville



LEASE RATE:

\$1,500.00 MONTH
IND. GROSS LEASE
TENANT PAYS UTILITIES
COST OF TRASH REMOVAL
IS SPLIT BETWEEN TENANTS

ZONING:

INDUSTRIAL

LOCATION:

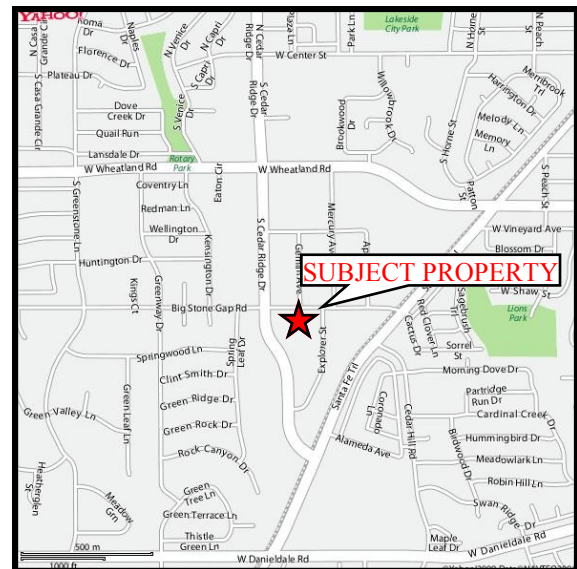
MAPSCO 72-E

TRAFFIC COUNT:

3,441 VEHICLES PER DAY
(2004-SOURCE: TXDOT)

PROPERTY FEATURES:

- ±3,596 SF
- RECEPTION/WAITING AREA, 2 OFFICE AND 2 RR
- 3 DRIVE-THRU BAYS
 - 4-10'X12' OVERHEAD DOORS
 - 2-10'X10' OVERHEAD DOORS
- YEAR BUILT 1989
- ADJACENT TENANT IS COURTESY CAR CARE AND LEASE SPACE CANNOT BE USED FOR AUTO REPAIR
- SPACE WOULD BE GOOD FOR AUTO BODY, LIGHT INDUSTRIAL, RETAIL OR WHOLESALE
- GREAT LOCATION IN EST. INDUSTRIAL DISTRICT



Offered for lease exclusively by:

Mote & Associates, Inc.

Contact: Sarah Zafarano

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

972-296-2856 • fax 972-709-4170

sarahz@moteandassociates.com

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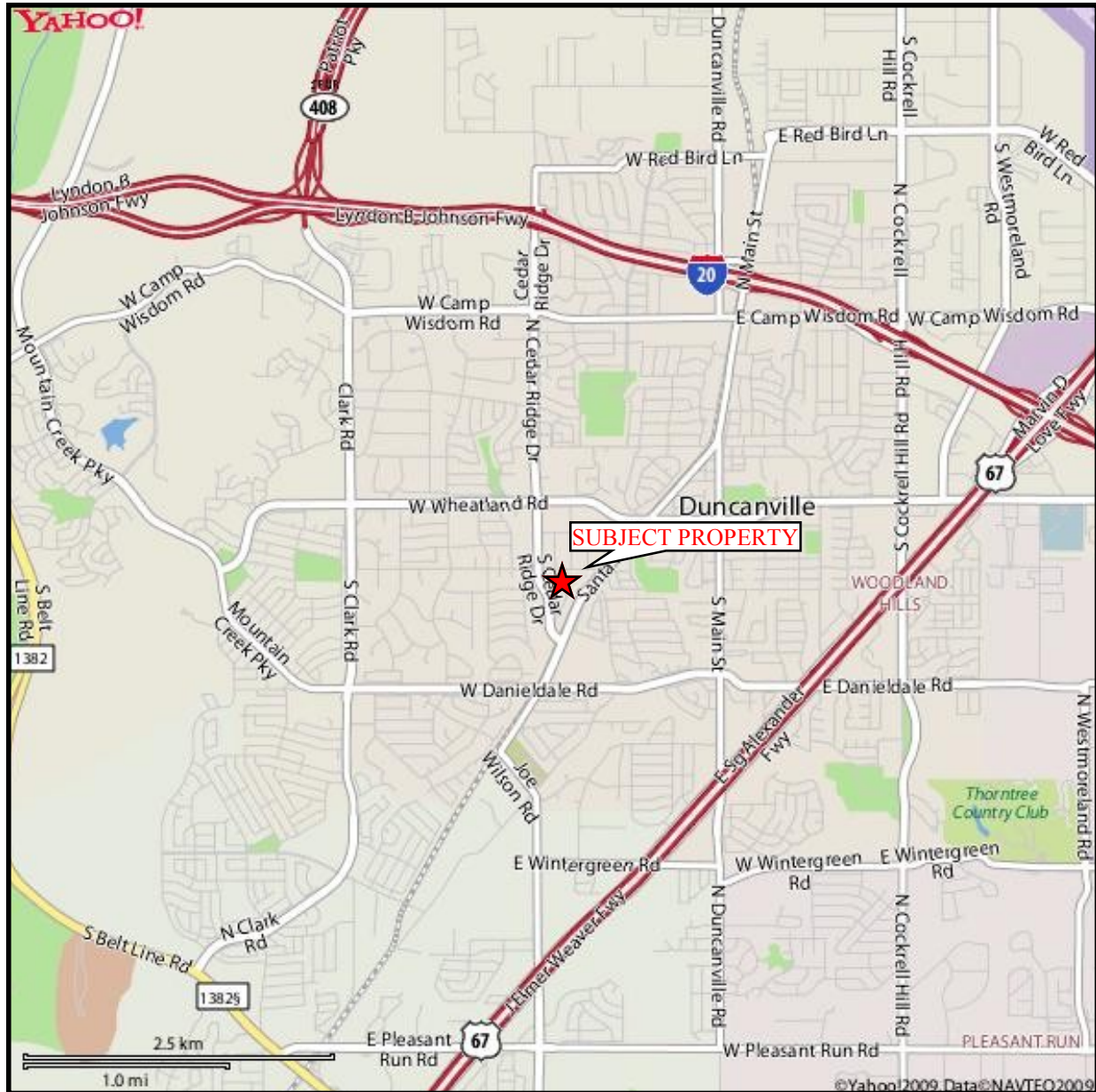
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