

# MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

## For Sale

**18,000 SF Industrial  
Office/Warehouse**

**1115-1117 Explorer, Duncanville**



### SALES PRICE:

\$630,000  
\$35.00 SF

### ZONING:

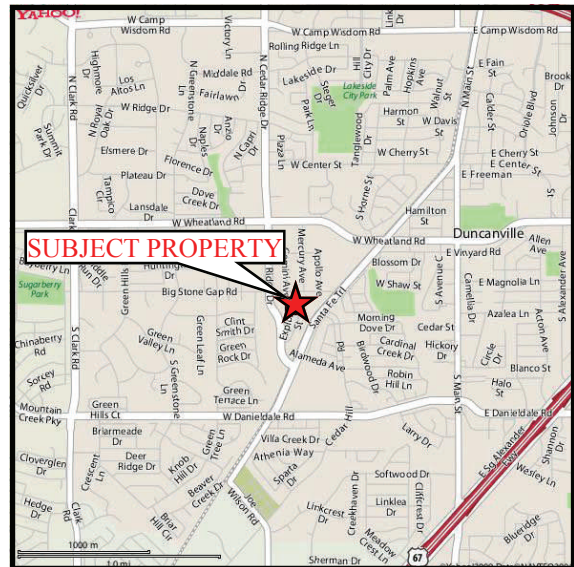
INDUSTRIAL

### LOCATION:

MAPSCO 72-E  
APPROX. 2.5 MILES  
SOUTH OF I20  
EASY ACCESS TO I20  
AND HWY 67

### PROPERTY FEATURES:

- ±.96 ACRE LOT
- ±18,000 IND. OFFICE/WAREHOUSE
- ±1,800 SF OFFICE
- ±750 SF HVAC PRODUCTION SPACE
- SPRINKLERED
- 2 GRADE LEVEL DOORS
- 3 DOCK DOORS
- DUNCANVILLE INDUSTRIAL DISTRICT
- YEAR BUILT 1982
- 16' FRONT WALL



Offered for sale 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](mailto: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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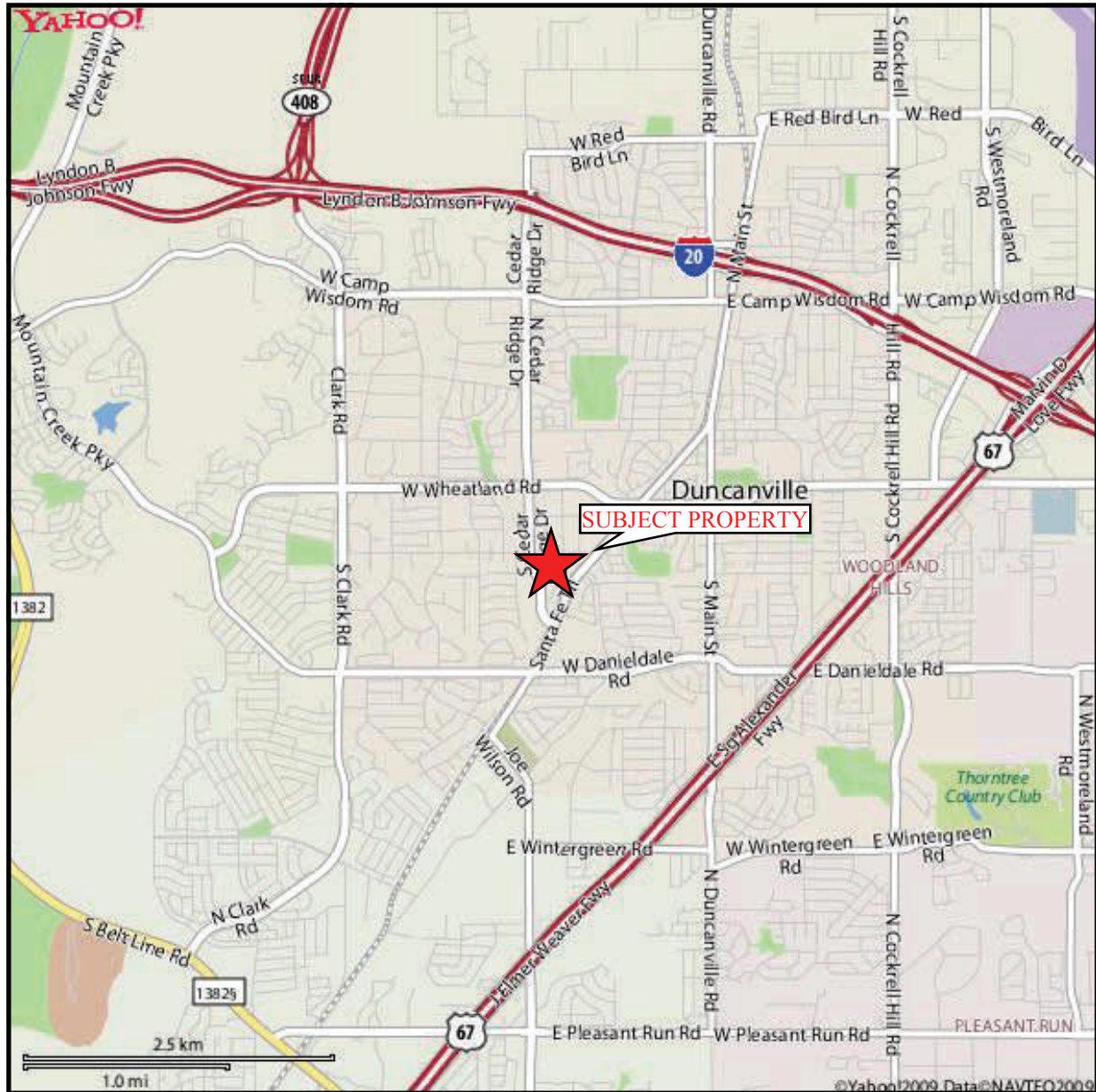
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