MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Lease

±6,606 SF
Industrial Space

1329 E. Wheatland Rd., Lancaster

LEASE RATE:

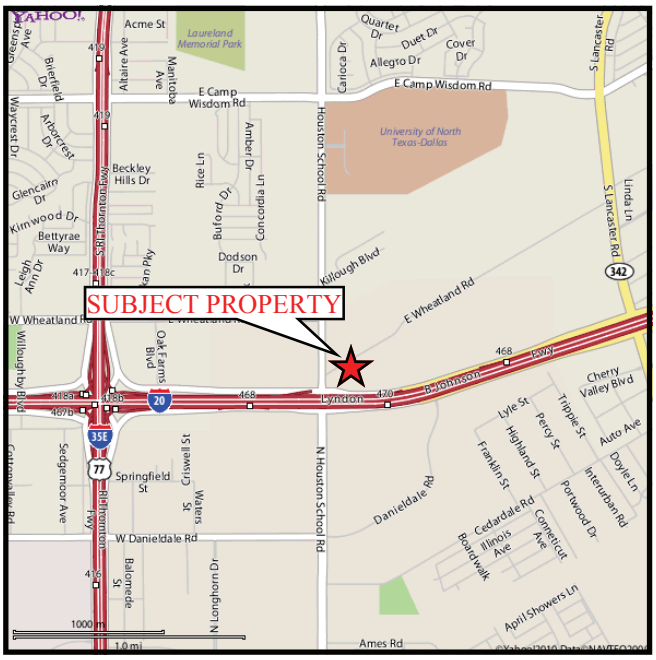
$4,500.00 MONTH
INDUSTRIAL GROSS

LOCATION:

MAPSCO 75-B
EASY ACCESS
ON/OFF I-35E AND I-20
NEAR I-45

PROPERTY FEATURES:

- ±3.83 ACRE YARD WITH SECURITY FENCED PERIMETER, SECURITY CAMERAS, AND ELECTRONIC GATE
- BUILDING 1:
  - ±3,546 SF(±1,993 SF WAREHOUSE & ±1,553 SF OFFICE)
  - 1 RECEPTION, 6 OFFICE, BREAKAREA, 3 RESTROOMS (2 ADA)
  - 1-12'x12' DOCK LOADING OVER HEAD DOOR
  - 1-8'x8' DOCK LOADING OVER HEAD DOOR
  - 600 AMP-3 PHASE POWER
  - 12' EVE HEIGHT
- BUILDING 2:
  - ±3,062 SF WAREHOUSE
  - 2-14'x10' STAKE BED OR PICK UP HEIGHT OVER HEAD DOORS
  - 1-14'x12' GRADE LEVEL OVER HEAD DOOR



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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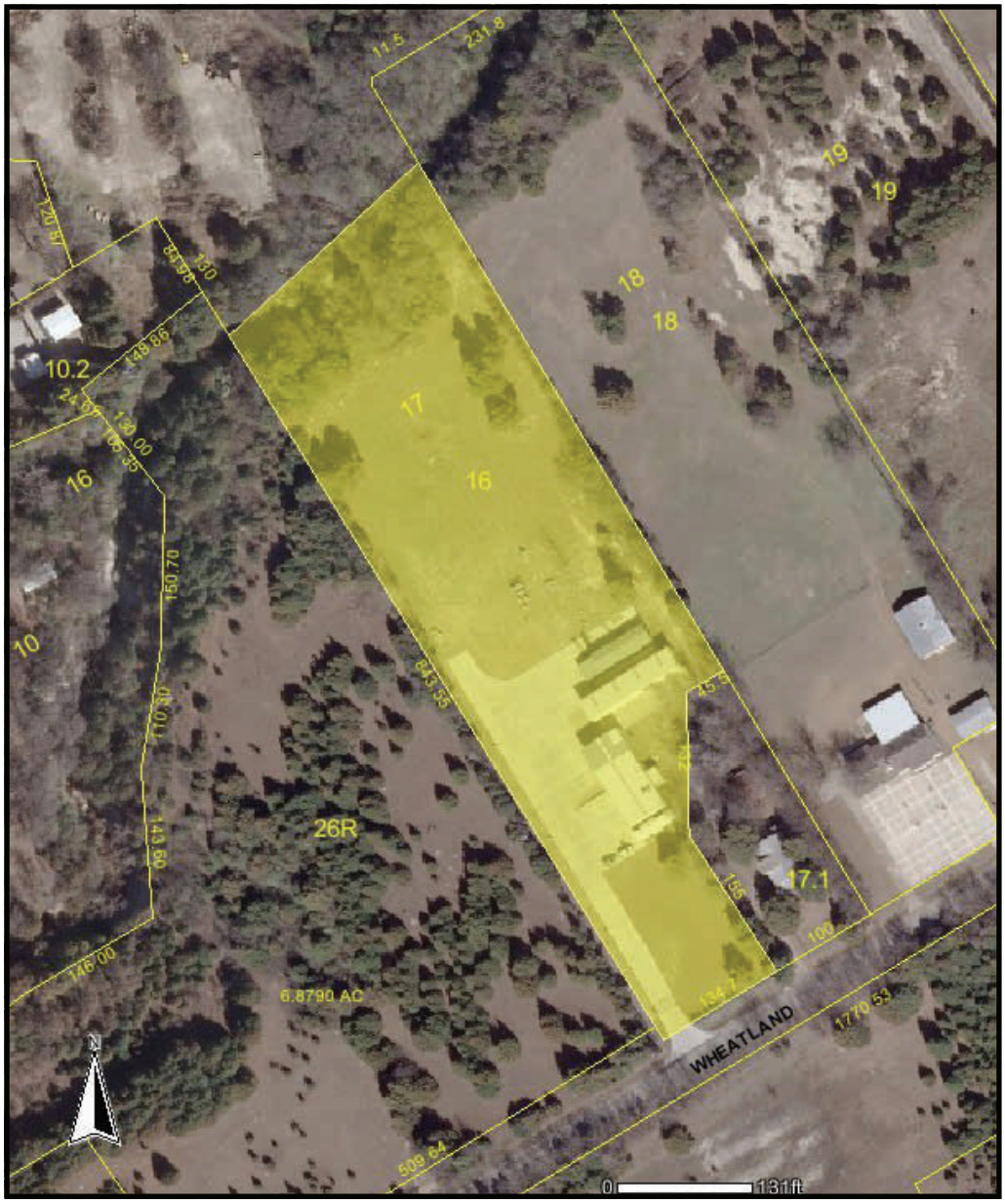
Aerial

1329 E. Wheatland Rd., Lancaster



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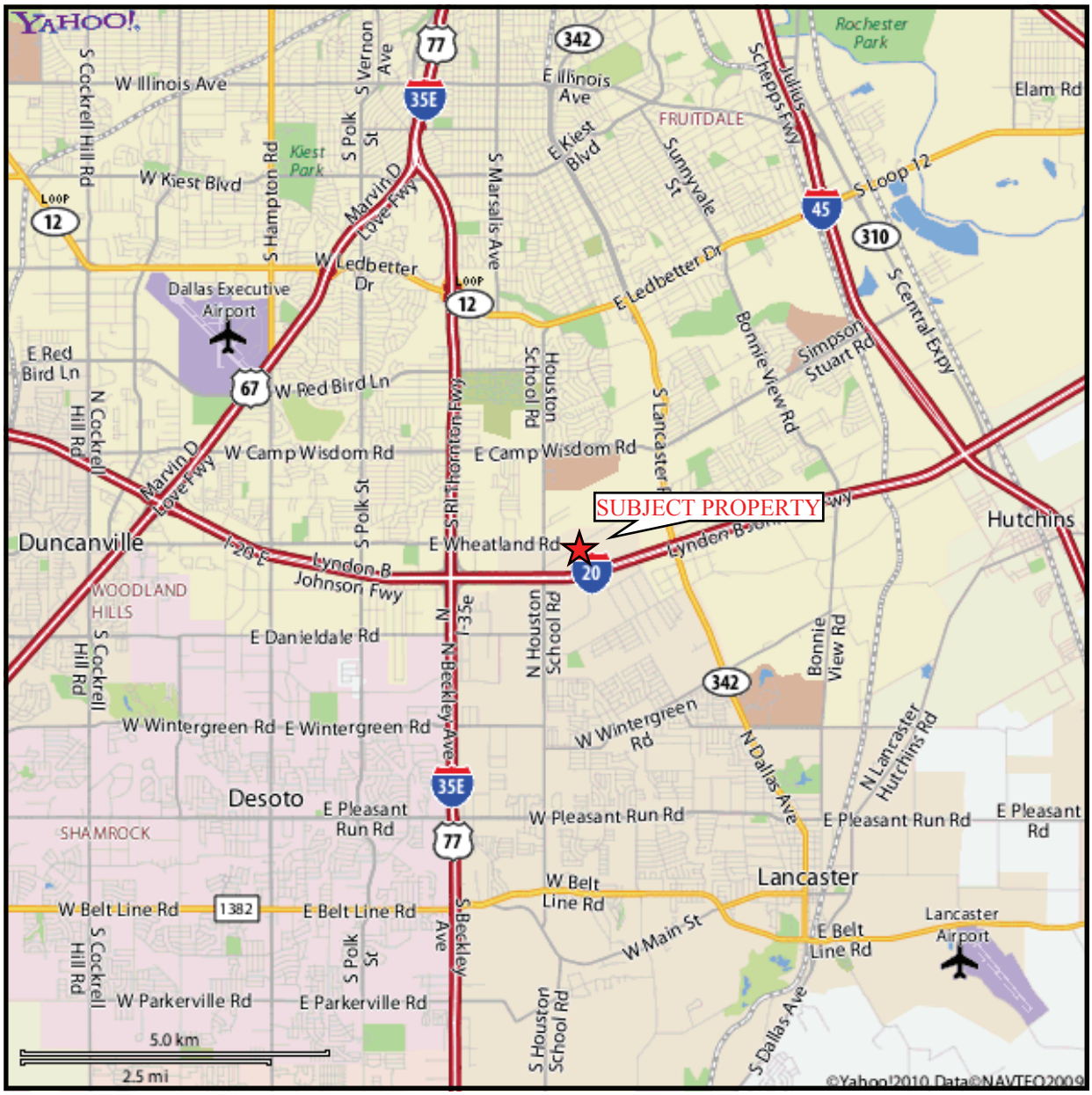
Map

1329 E. Wheatland Rd., Lancaster



Offered for sale exclusively by:

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