

# AVAILABLE FOR SALE OR LEASE

11120 Zodiac Lane, Dallas, Texas 75229

± 32,240 SF



## LOCATION DATA\*

County: Dallas  
Market: South Stemmons Ind  
Submarket: East Hines North Ind

## BUILDING DATA\*

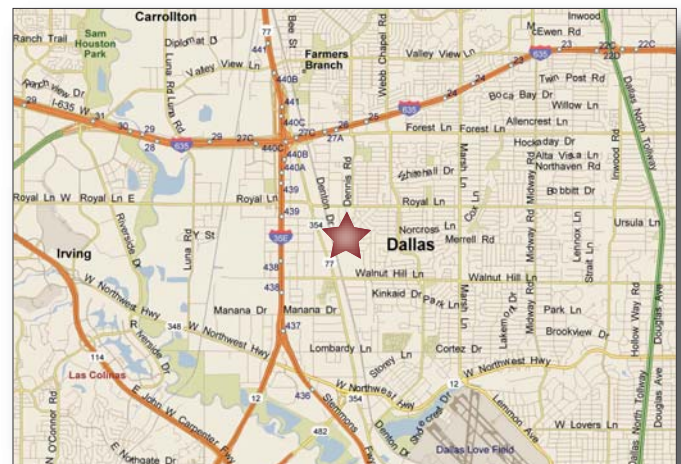
Total Building Size: ± 32,240 SF  
Land Area: 1.406 Acres  
Zoning: Industrial/Research District  
Clear Height: 22' - 24'  
Sprinklered: Yes  
Parking: Free Surface Spaces  
Lighting: Metal Halide and Fluorescent  
Power: 3-Phase (2-240V, 1-480V 600 amp)

## LISTING DATA\*

Available Size: ± 32,240 SF  
Office Size: ± 3,566 SF  
Warehouse Size: ± 28,240 SF  
Column Spacing: 27.4' x 29.5'  
Loading: 3 (14' x 14') Grade Level  
1 (10' x 10') Grade Level  
3 Dock High  
Comments: Easy Access to Major Thoroughfares  
Good Ventilation in Warehouse  
New HVAC Installed in 2008  
Existing Security System  
± 4,200 SF Fenced Outside Storage

## ECONOMIC DATA\*

Lease Rate: \$ 4.00/SF Gross  
Sale Price: \$1,264,380 (\$39.00/SF)



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