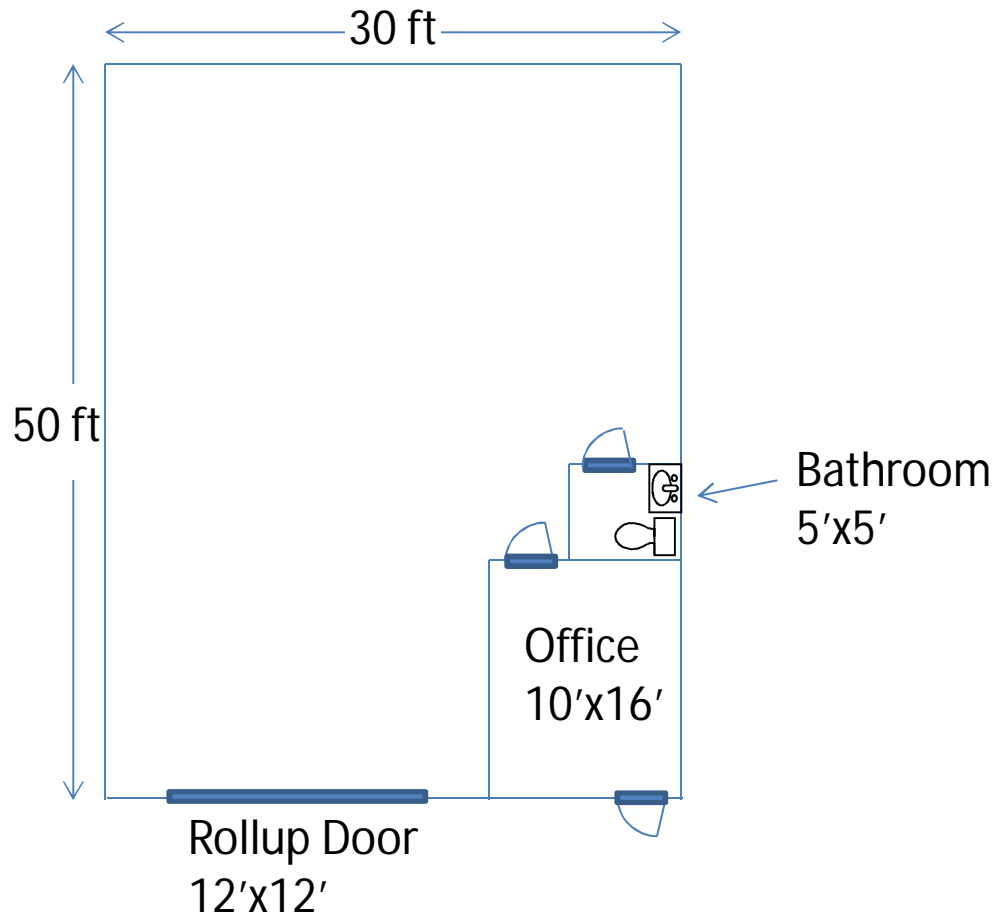


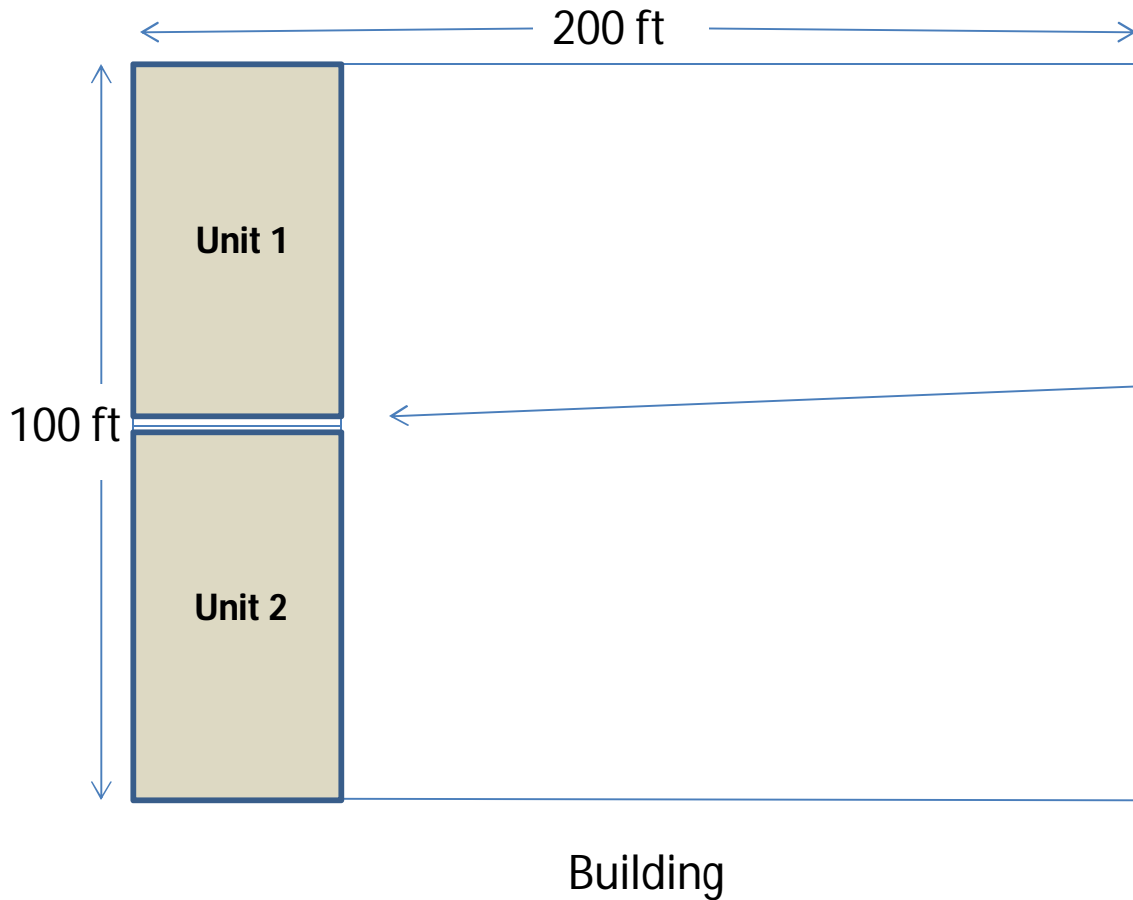
3207 S Peachtree Rd
Floor Plans

3207 S Peachtree Rd Floor Plans



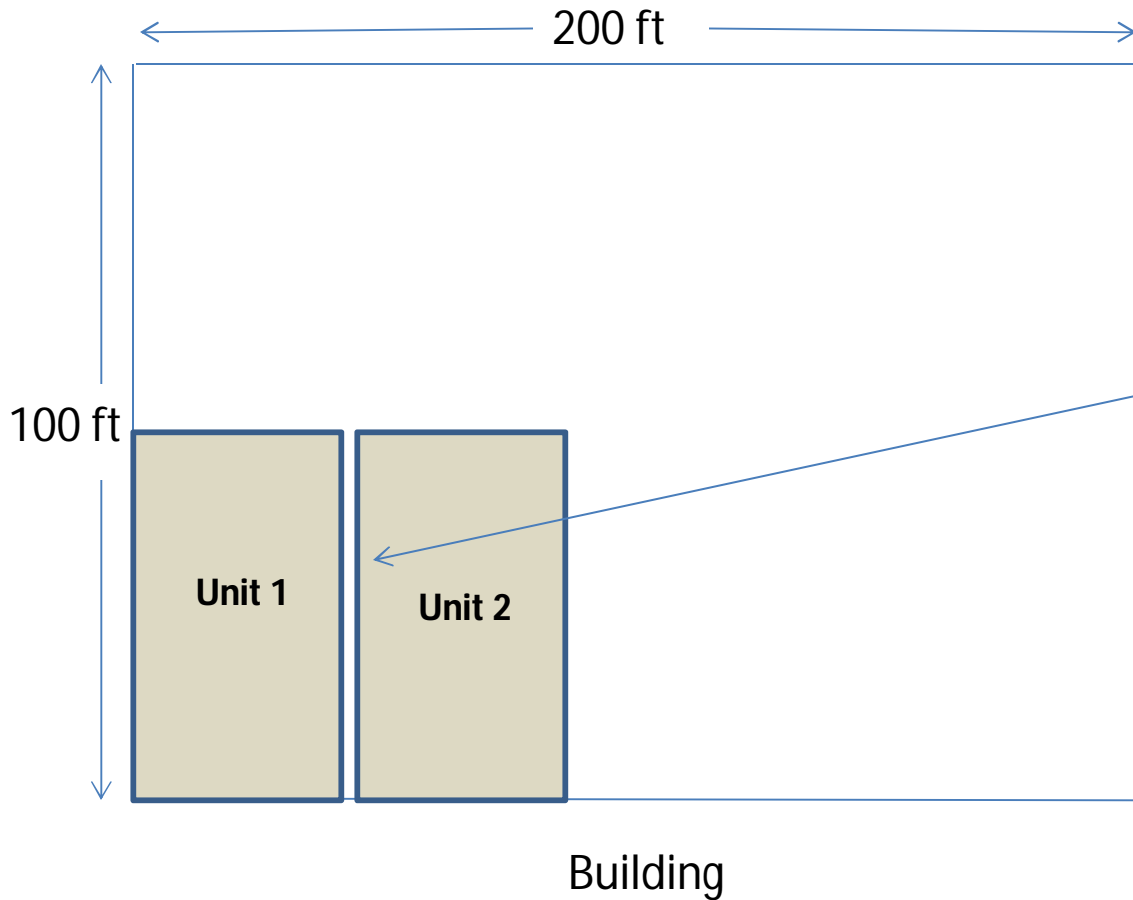
- Typical configuration of 1 unit
- Example of 1500 sq ft office warehouse space (other units consist of 1100 and 2000 sq ft)
- Offices typically 160 sq ft
- Bathrooms are 25 sq ft
- Roll up doors can be 12'x12' or 12'x10'

3207 S Peachtree Rd Floor Plans



- “Front and Back” Layout by combining two units on each side
- Remove central wall
- Up to 2,200 sq ft or more available

3207 S Peachtree Rd Floor Plans



- “Side by Side” Layout by combining two units on the same side
- Remove central wall
- Up to 2,200 sq ft or more available

3207 S Peachtree Rd Pictures



- Interior pictures of office and bathroom
- New tile floors in this picture
- New toilet and vanity



3207 S Peachtree Rd Pictures



- Interior picture of back wall which can be removed for a “front to back” configuration
- Unit in picture is configured for 1500 sq ft – width varies: 22 ft or 40 ft
- Height of back wall is 18 ft

3207 S Peachtree Rd Pictures



- Height of unit – 14ft at the front of building, 18 ft at back of unit
- Side wall can be removed for a “side by side” configuration

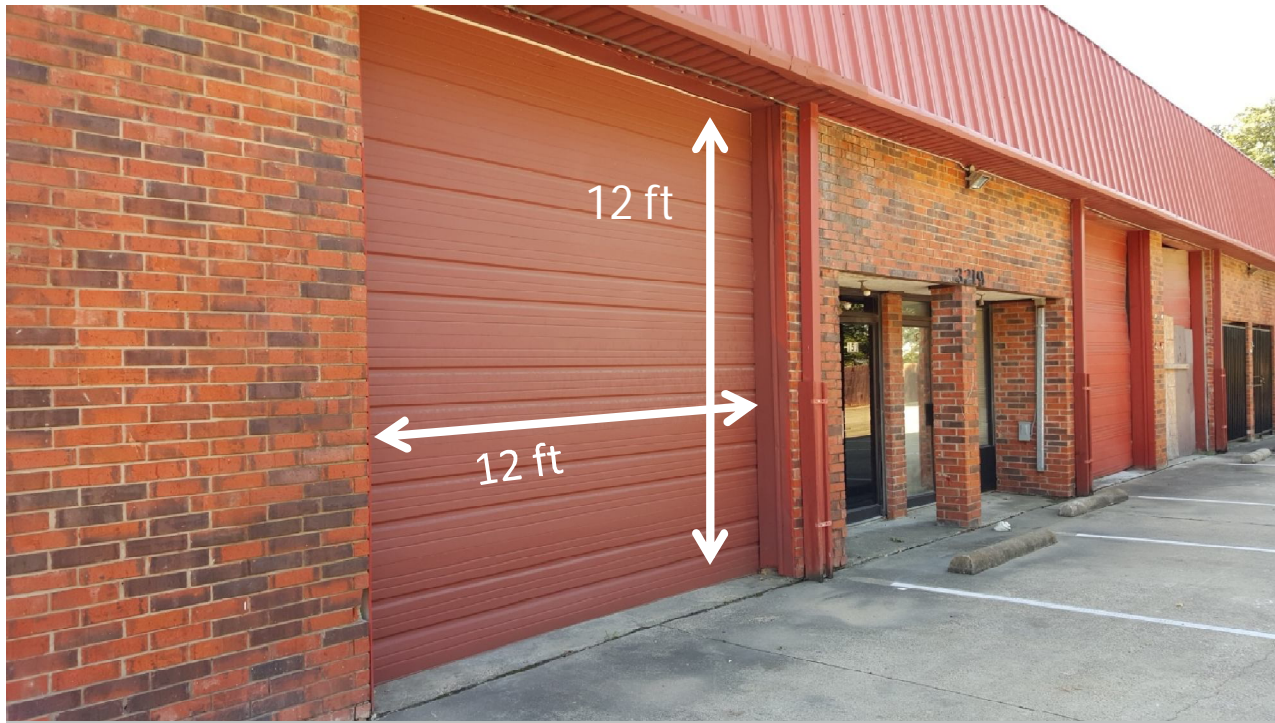
3207 S Peachtree Rd Pictures



- Skylight provides plenty of light
- Lights can be added to provide illumination during night



3207 S Peachtree Rd Pictures



- Roll up door dimensions
- Doors can be either 12' x 12'
- Or 12' by 10'

3207 S Peachtree Rd

Lease Terms and Conditions

- Seeking \$.70 per sq ft per month / negotiable
- Yearly adjusted gross lease / minimum 3 years
- Tenant responsible for obtaining Certificate of Occupancy (contact Balch Springs Planning and Zoning)
- Tenant pays fixed water charges
- Tenant responsible for electric and trash (container)
- AT&T does provide DSL access
- Application and \$55 fee required prior to showing unit