

9800 Stemmons Fwy

FOR LEASE

30,000 SF



BUILDING SPECIFICATIONS

Address:	9800 Stemmons Fwy, Dallas, TX 75220 <i>Note: Property address will be changed to 7 Justice Way Dallas, TX 75220</i>
Suite size:	30,000
Truck Loading:	1 Dock High 3 Grade-Level Doors
Clear Height	24'
Parking	145 Car Parks 9 Trailer Parks
Comments:	Rear load light distribution/dry storage building with I-35 frontage. Secured site with landlord occupying the other side of building

SPACE SPECIFICATIONS

SIZE

30,000 SF

OFFICE

TBD

SITE

7.2 acres

WAREHOUSE LIGHTING

LED

LOADING

1 (12' X 10') DOCK HIGH DOORS

3 (9' X 10') ROLL UP DOORS

CLEAR HEIGHT

24'

PARKING

48 CAR PARKS

Extra 1.5 acres of yard space available

POWER

400 AMPS, 480/277 3PH

ELECTRICAL PANEL

BAY SIZE

52' (W) x 47.5' (D) WITH 47.5' SPEED BAYS

BUILDING DIMENSIONS

300' X 190'

ROOF

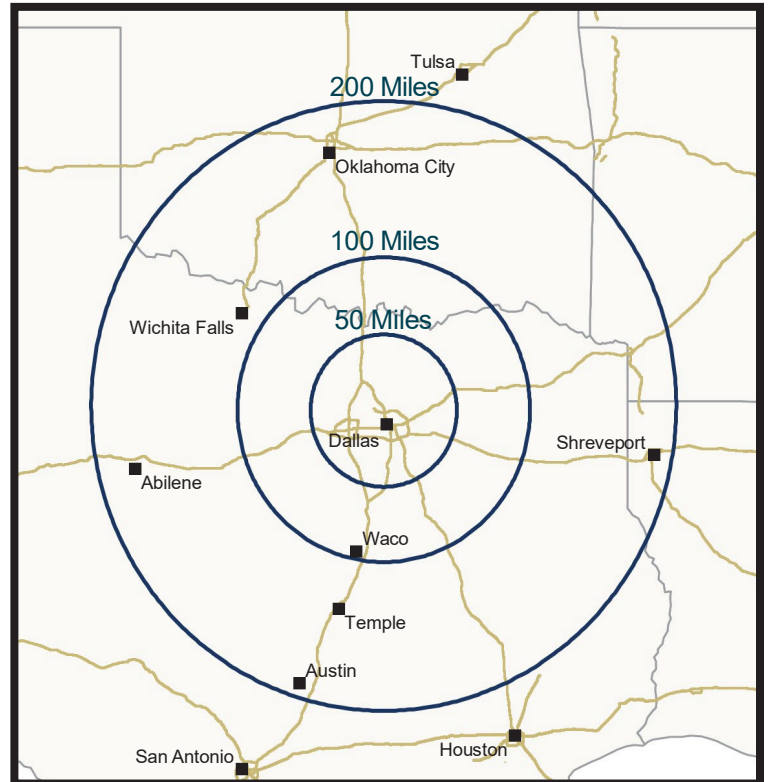
45 MIL TPO WITH R-20 INSULATION:
PREFINISHED REFLECTIVE WHITE
INSULATION

FLOOR

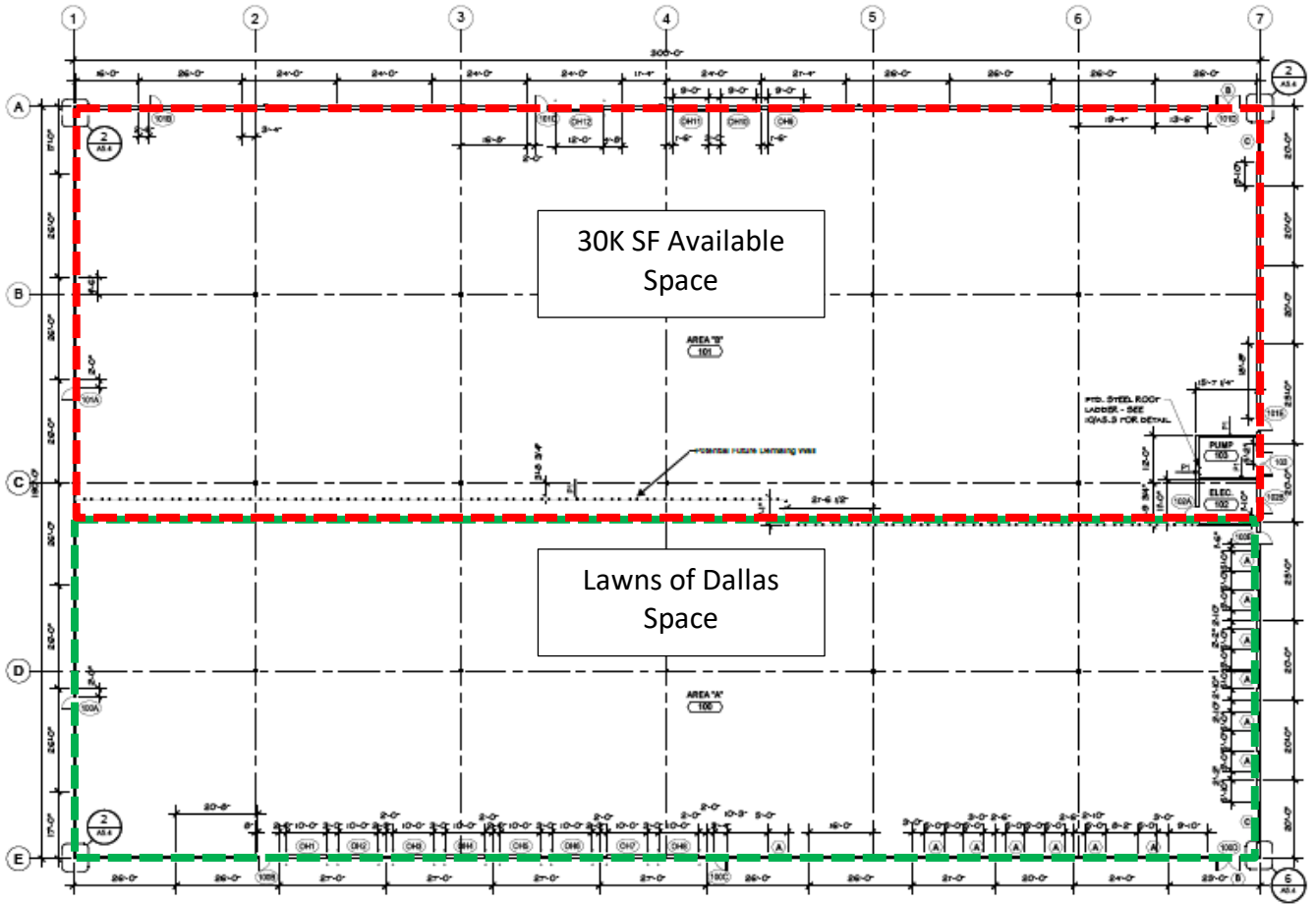
6" THICK, #3's at 18" OCEW

BUILDING FEATURES

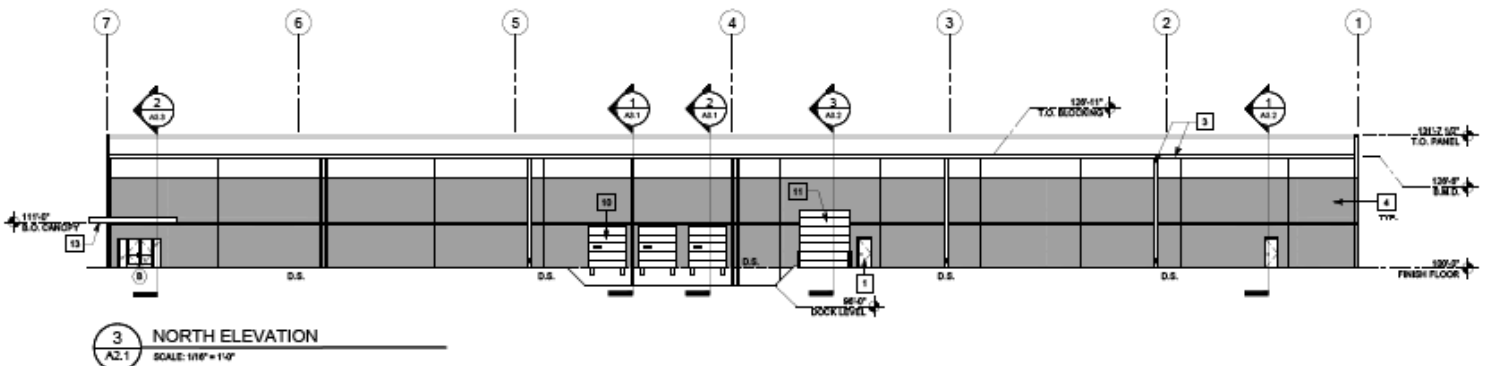
- Located in business park setting
- Landlord will occupy other side of building and manage property
- Next door to the FBI Building, so the space will be extra secure
- Clerestory windows
- White box shell delivered
- I-35 visibility
- Ability to fully secure site with electric fence
- In-fill location 5.3 miles from Dallas Love Field Airport, 12.4 miles from DFW International Airport and 10 miles from Dallas CBD



Overall Floor Plan:



View of Exterior space:



DFW



FedEx: 1 mile
UPS: 3 miles
DFW Airport: 12 miles
Dallas Love Field: 5 miles
Dallas CBD: 10 miles

 **Dallas Love Field**

**CBD Dallas
(10 miles)**

