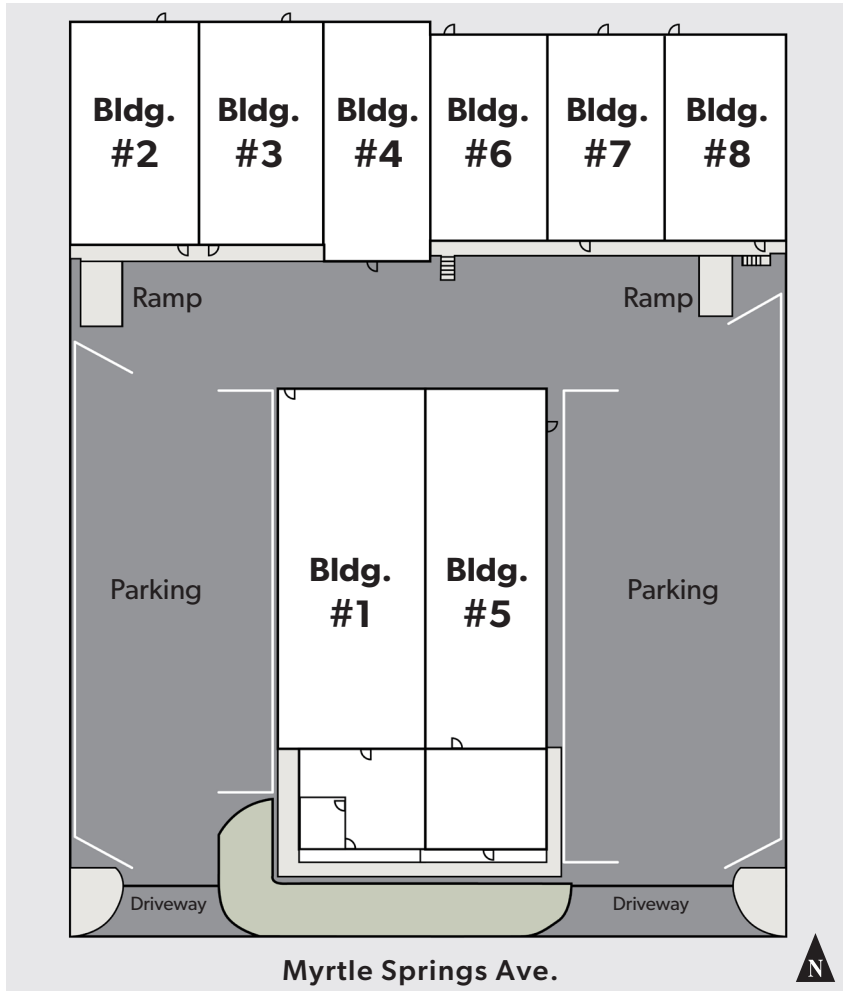


FOR LEASE: 2675 Myrtle Springs Ave. From 1,885 SF



www.2675MyrtleSprings.com



MODERNIZED LIGHT INDUSTRIAL/WAREHOUSE

Rebuilt and new, 1,885 to 21,907 sf of light industrial/warehouse with fenced, concrete paved lot, up to 58 parking spaces, 12'-14' ceiling heights and docks, drive doors, ramp access. Bathrooms, insulated, skylights, 100% HVAC available. Individual electrical panels. Ready to move in.



PROPERTY HIGHLIGHTS

PROPERTY
8 Buildings

TOTAL SF
21,907 SF

PARKING
58 spaces

LOADING
Grade Level & Dock High

HVAC
100% Available

CONDITION
Rebuilt and New

ZONING
Industrial Research Dist.

CLEAR HEIGHT
12'-14' Ceiling Heights

YEAR RENOVATED
2023

RESTROOMS
Office and Warehouse

DOOR TYPES
Ramp and Dock

PARKING RATIO
3/1,000 SF

THE LOCATION

I-35 and Harry Hines Blvd., exceptional accessibility. 4-minutes to Dallas Love Field Airport, 17-minutes to DFW International Airport, and 14-minutes to downtown Dallas.



THE OPPORTUNITY

**2671 Myrtle
Springs Ave.
11,707 SF**

Building #1

5,276 SF
Ceiling: 14'-20'
HVAC: 100%
Available
Parking: 2.3/1,000 SF
3 Grade Doors
Renovated 2023
4 Bathrooms

Building #2

2,255 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 2.3/1,000 SF
1 Ramp Door
Built 2023
1 Bathroom - Rough
Plumbed

Building #3

2,210 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 2.3/1,000 SF
1 Dock Door
Built 2023
1 Bathroom

Building #4

1,966 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 2.3/1,000 SF
1 Ramp Door
Renovated 2023
1 Bathroom



**2675 Myrtle
Springs Ave.
10,200 SF**

Building #5

4,488 SF
Ceiling: 14'
HVAC: 100%
Available
Parking: 3/1,000 SF
5 Grade Doors
Built 2023
2 Bathrooms

Building #6

1,885 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 3/1,000 SF
1 Dock Door
Renovated 2023
1 Bathroom

Building #7

1,894 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 3/1,000 SF
1 Dock Door
Renovated 2023
2 Bathrooms

Building #8

1,933 SF
Ceiling: 12'
HVAC: 100%
Available
Parking: 3/1,000 SF
1 Ramp Door
Renovated 2023
1 Bathroom - Rough
Plumbed