



Building Specifications

Available for Lease:

35,378 SF

11220B Petal Street, Dallas TX



NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

Stephen Cooper

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Total Lease Area: 35,378 SF

Occupancy: Immediate

Warehouse Area: 33,884 SF

Office Area: 1,494 SF

Clear Height: 23'

Column Spacing: 33'0" x 35'0"

**Loading Doors:
(2) 8'0" x 10'0"**

**Drive-In Doors:
(1) 10'0" x 14'0"**

Taxes: \$0.69 PSF

Insurance: \$0.38 PSF

Fireline: \$.05 PSF

Roof Maintenance: \$0.10 PSF

Lighting: High-Bay

Electrical: 200 Amps 460/480 Volt 3 Phase

Sprinkler Density: .6 gpm / 5000 SF

Special Features

- Rail Available (KCS)
- High Density Sprinkler system
- TPO Roof
- Dock Levelers
- Dock Lights
- Car Parking
- Concrete Aprons

08/01/2024

Properties shown by appointment only.

The information contained herein has not been verified, and no guarantee, warranty or representation is implied. Any projections, opinions, assumptions, or estimates shown are for example only and do not represent the current or future performance of the property herein.

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