



601 NATIONAL DR ENNIS, TEXAS 75119

For Lease/ For Sale

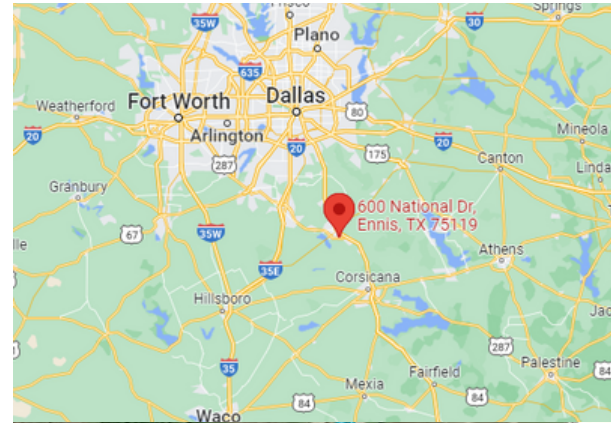
Lease Rate/Sale Price:	Call Broker
Building Size:	315,000 SF
Available SF:	315,000 SF
Lot Size:	29.4 Acres
Zoning:	M-2 Industrial
Market:	South Dallas
Submarket:	Dallas-Ft Worth

Property Highlights:

- Class A Facility
- 16,721 SF Office
- 104,481 SF Climate Controlled Warehouse
- 32' Clear Height
- 50'x44' Typical Column Spacing
- 18 Loading Doors with Full Dock Packages; 1 Drive In
- 296 Car Parks
- T-5 Lighting
- ESFR
- Heavy Power (12,000 Amps)
- Building expandable to 435,000 SF to accommodate growth

Property Overview

Built in 2007 by KDC Real Estate Development (Contractor: Cadence McShane) to gold standard fundamentals for National Envelope, 601 NATIONAL DRIVE is a state-of-the-art industrial facility consisting of 315,000 SF of warehouse, manufacturing and office area. The project includes 32 foot clear height, cross-dock configuration, 18 dock-high loading doors, and 296 parking spaces. The Property is strategically located in Ennis, Texas, part of the Outlying Ellis County Industrial Submarket, providing convenient access to the Dallas/Ft. Worth metro area and the DFW International Airport just 35 miles away via Interstate 45.



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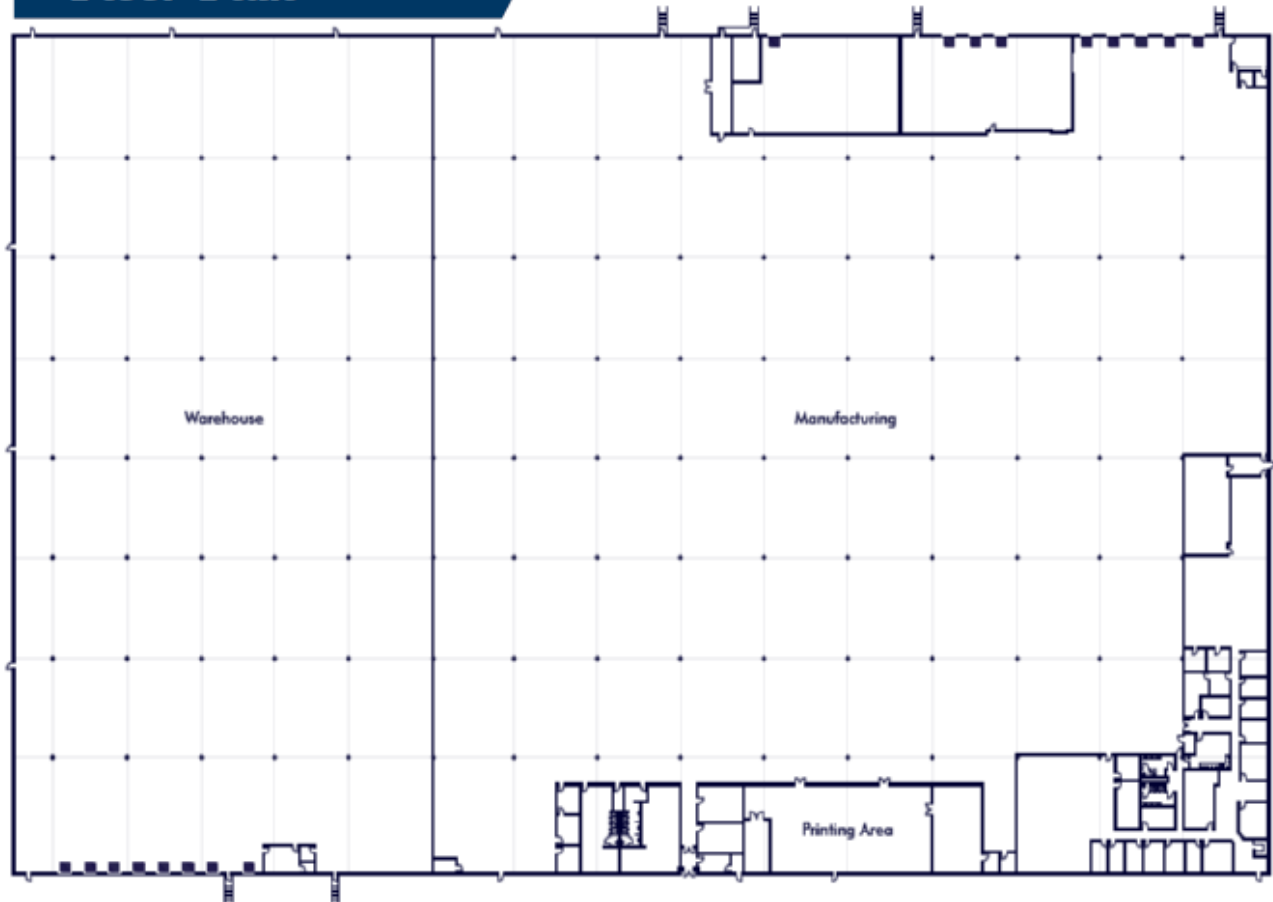


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Floor Plan



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