

3400
ROYALTY ROW

25,004
Square Feet

45
Parking Spaces

Irving
Submarket

AVAILABLE FOR
SALE OR LEASE

100% HVAC FACILITY!
GREAT LOCAL OWNERSHIP AND MANAGEMENT

VIRTUAL TOUR

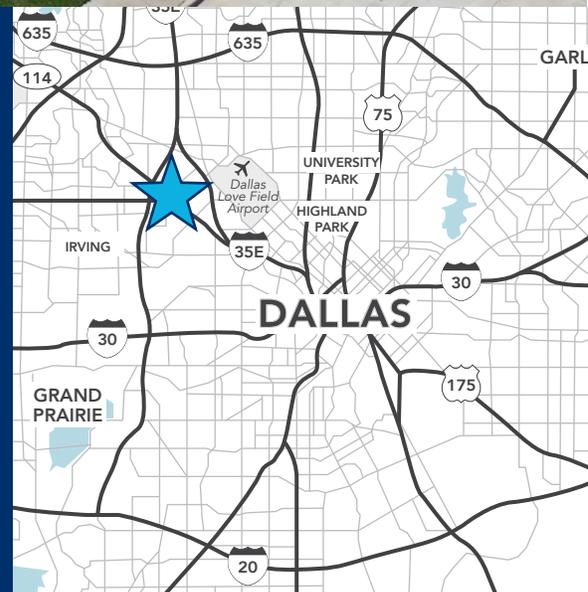


**RATE
REDUCTION**
\$10.50/
SF/YR/NNN

Property Details

TOTAL SF	25,004
HVAC	100%
CLEAR HEIGHT	18'
LOADING	4 dock-high doors
PARKING SPACES	45
ACRES	1.03
NEW LED HIGH BAY LIGHTING	
3-PHASE / 480V / 1,200 AMPS	
RENOVATED OFFICE AND BATHROOMS	

POLISHED WAREHOUSE FLOORS
NEW PAINT INTERIOR AND EXTERIOR
PIN WELD INSULATION
READY FOR IMMEDIATE OCCUPANCY
CREATIVE LEASE STRUCTURES AVAILABLE
OPTIMAL METROPLEX LOCATION
LOCAL OWNERSHIP
LOCAL MANAGEMENT



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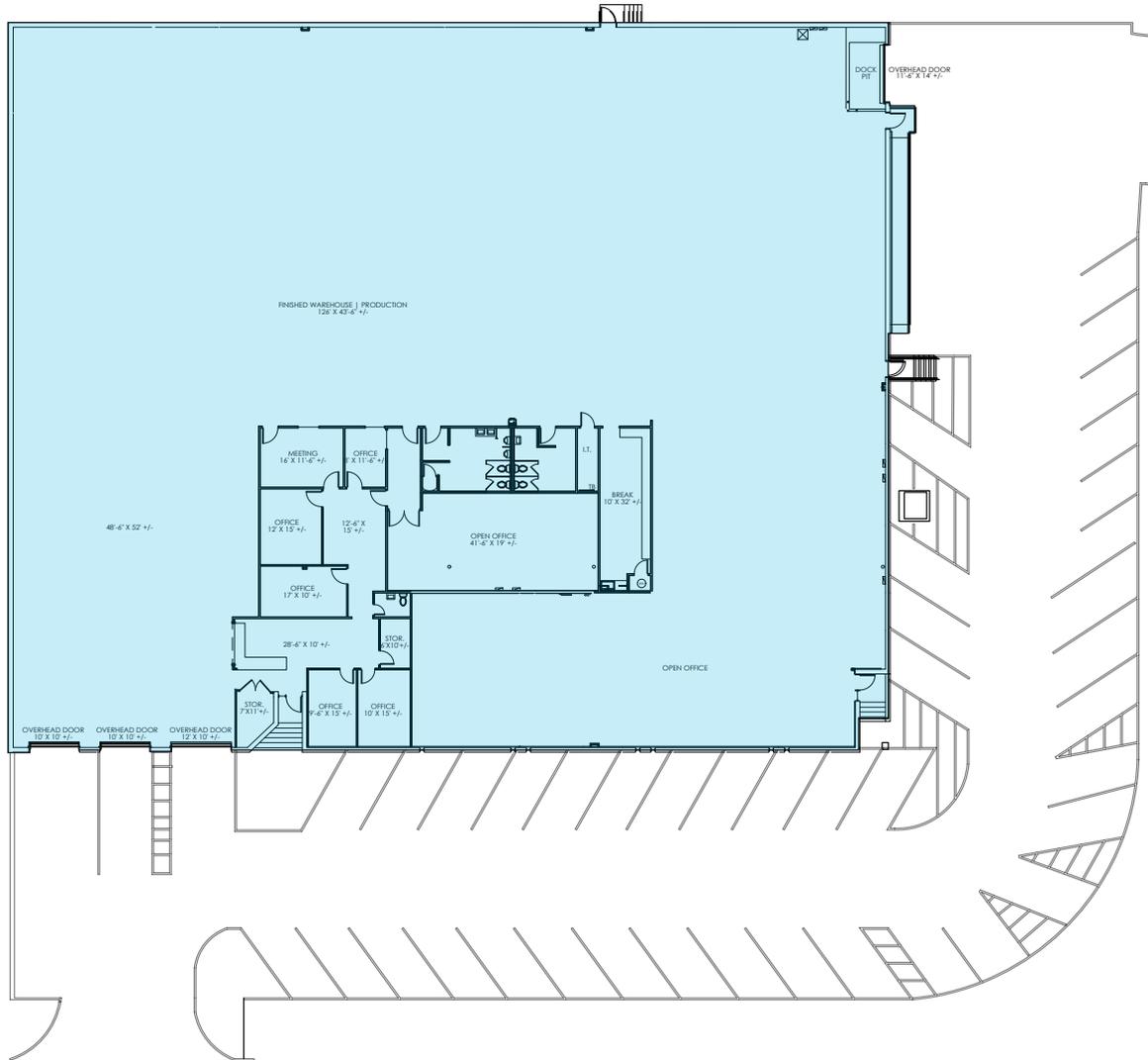
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