



SPECIAL NEWSLETTER

Re: Office - Shop - Warehouse Building - **7,620 Square Feet**
11430 Chairman Drive
GARVON INDUSTRIAL DISTRICT
Dallas, Texas

This space will be available for OCCUPANCY **June 2026**.
A **FLOOR PLAN** showing the layout of the space is on the reverse side of this newsletter. Listed below are some of the features of the space.

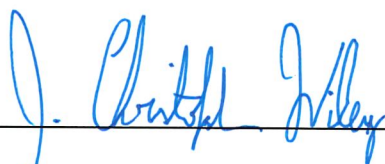
1. Lease space contains a total of **7,620 square feet**.
2. The **775 square feet** of A/C office space include:
 - A. 3 - Private offices
 - B. General office - Reception area
 - C. Stationery closet
 - D. 2 - Rest rooms
3. Warehouse lighted with fluorescent light fixtures.
4. Warehouse heated with gas-fired heater.
5. 10 - Off street parking spaces.
6. 2 - 8' x 10' Overhead doors - DOCK HIGH in front.
7. 2 - 10' x 10' Overhead doors - GRADE LEVEL in rear.

Please contact our office for arrangements to see this space.

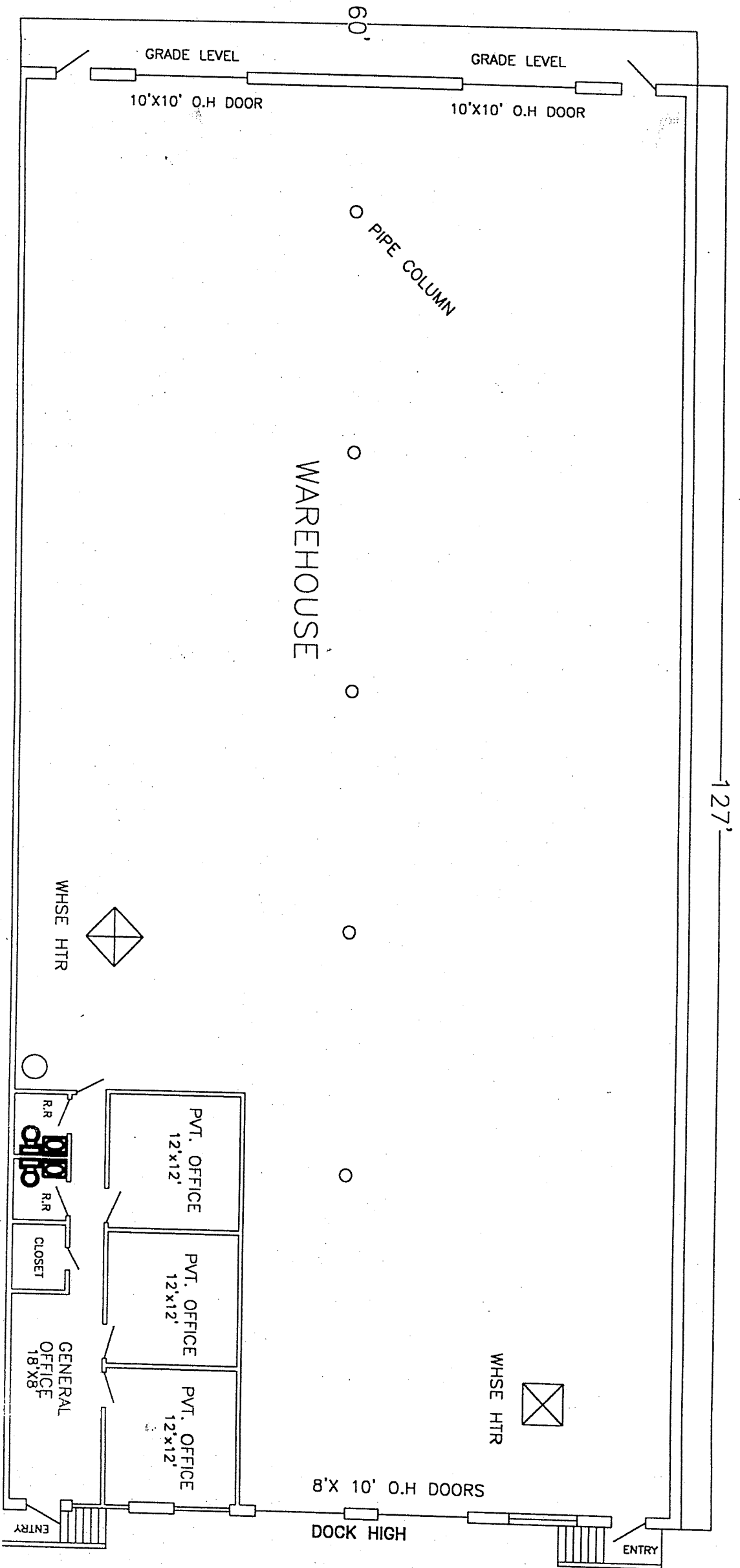
Monthly Rental - \$7,800.00 (\$12.28/GSF INDUSTRIAL GROSS)
based on a 3 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By:  _____

CHA430-7.057



11430 CHAIRMAN LANE
TOTAL BUILDING AREA 7,620 SQ. FT.
OFFICE AREA - 775 SQ. FT.