

9983 Monroe Drive
Dallas, Texas 75220

FOR SALE OR LEASE

Recent Property Improvements



OFFERING SUMMARY

- Excellent Owner User Opportunity
- New Electrical, Lighting and Paving Added in 2025
- Ownership Considering Both Sale & Lease Scenarios
- **Call Brokers for Pricing Guidance**

BUILDING SUMMARY

- 9,480 Square Feet (BOMA 2019)
- .53 Acres of Land
- 11' Clear Height
- (2) Grade Level Doors
- 15+ Parking Spaces (Expandable)
- (2) Store Fronts
- Interior Shell Condition



SALE & LEASING CONTACT:

Jamie Jennings | 214.267.0452 | jjennings@streamrealty.com

LEASING CONTACT:

Giovanni Scardino | 847.612.8488 | giovanni.scardino@streamrealty.com

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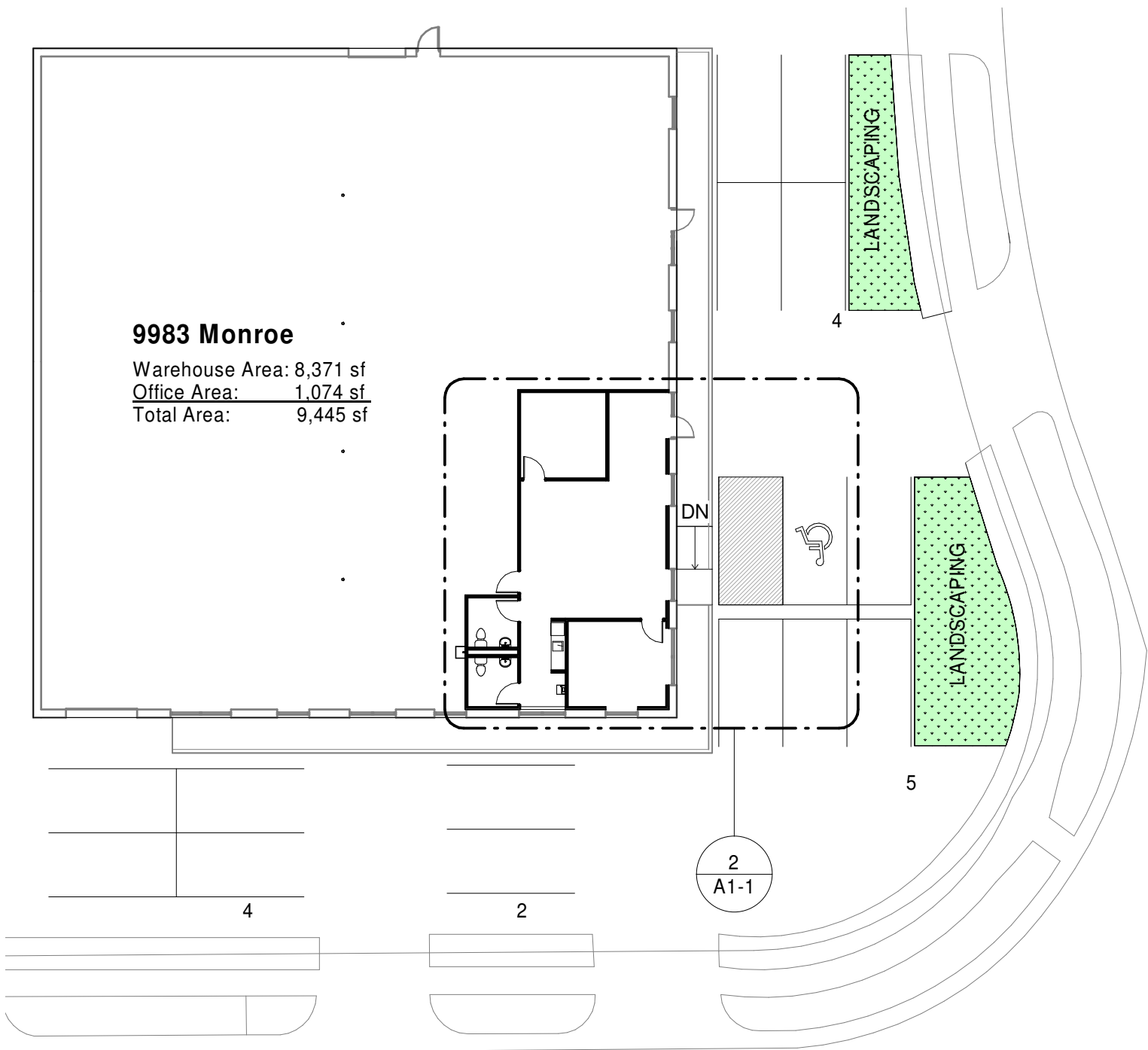
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CONCEPT PLAN



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