

# 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

**STREAM**

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**STREAM**

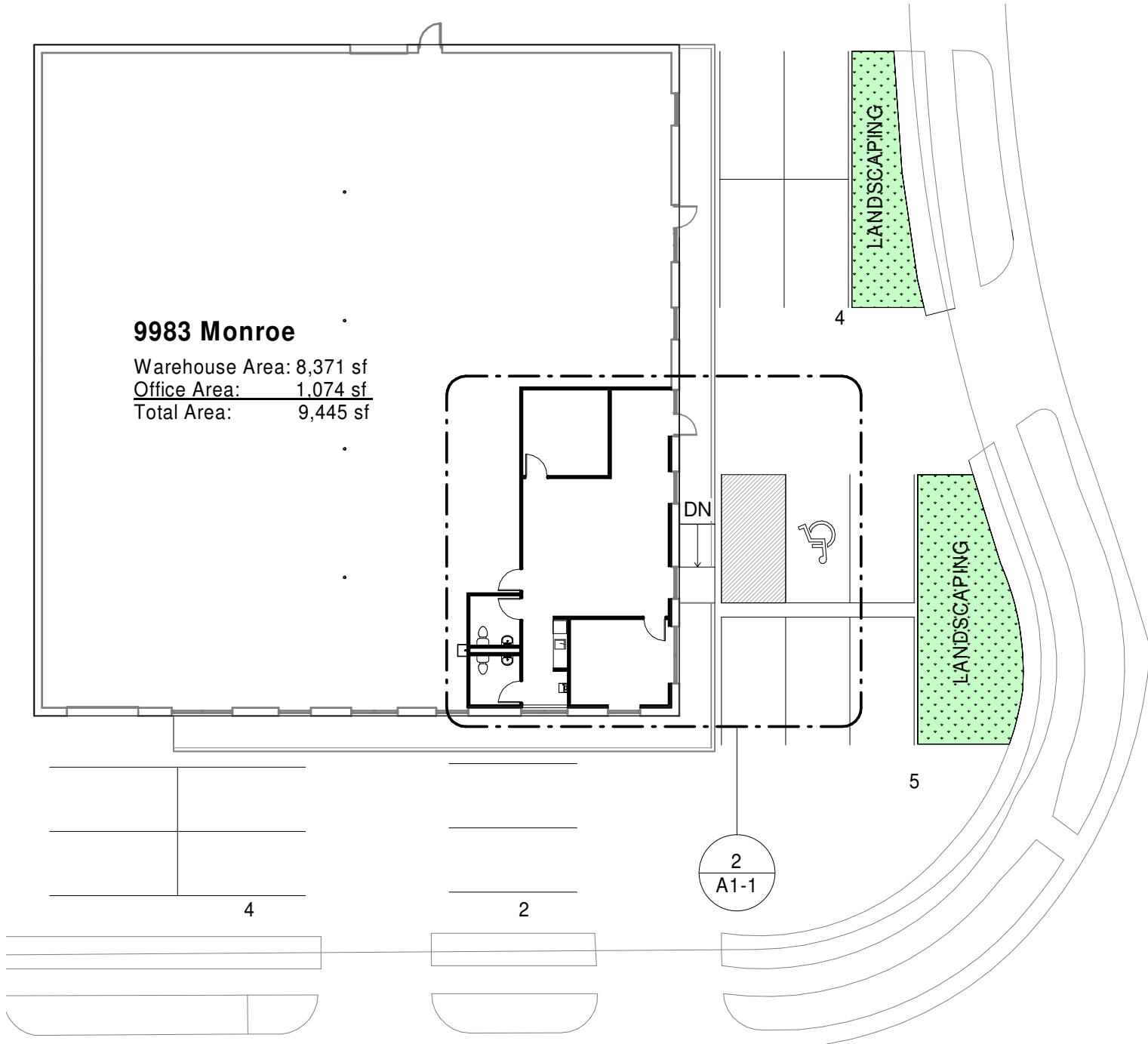
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## CONCEPT PLAN



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