



FOR SALE

4520 S Buckner Blvd Dallas, TX 75227

112,200 SF | +/- 6,000 SF OFFICE | 5.7 ACRES



EXECUTIVE SUMMARY

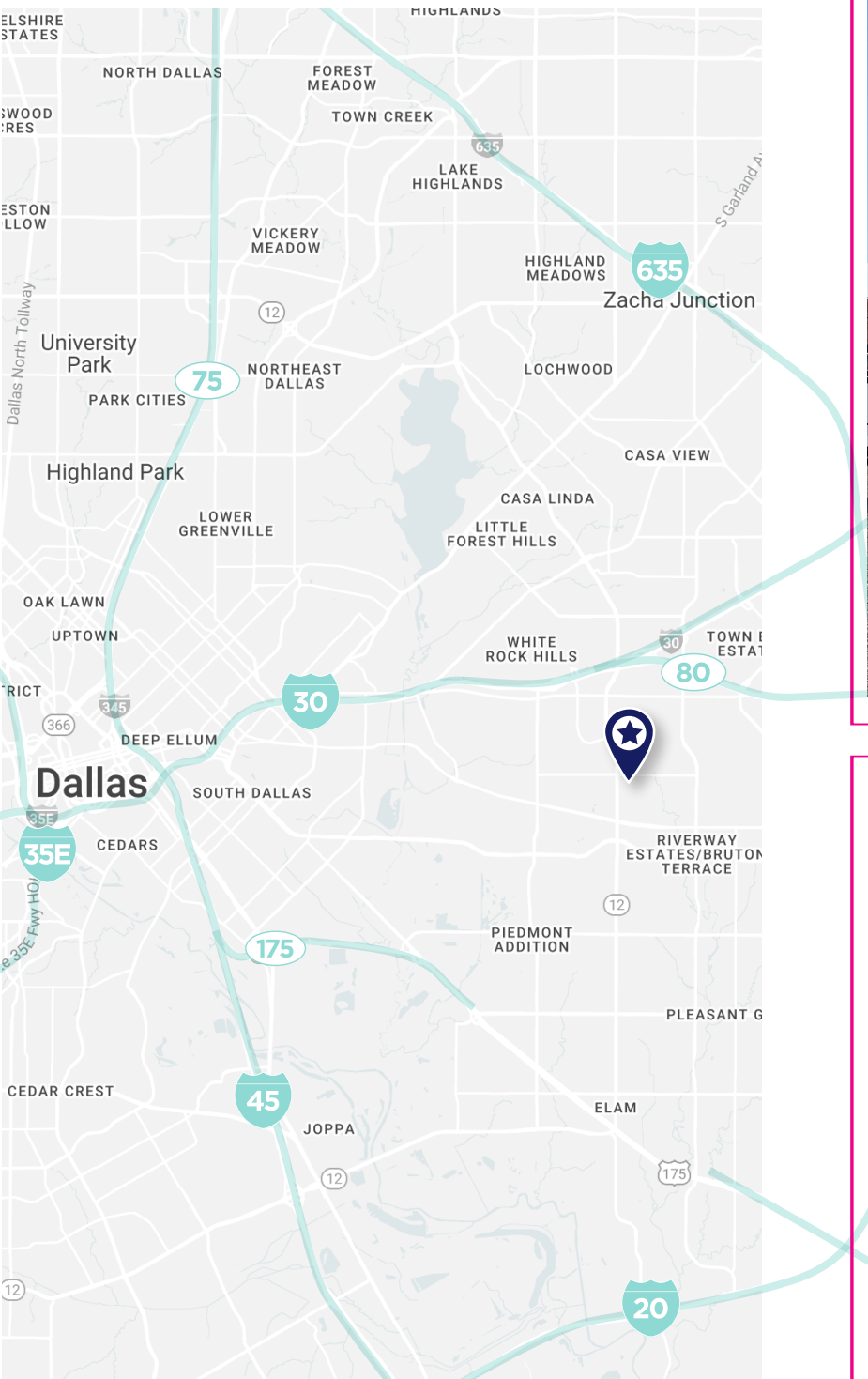
Exceptional Owner/User Opportunity: 4520 S Buckner Blvd, Dallas, TX 75227. Presenting a rare opportunity for owner/users, this expansive 112,000 SF industrial property, located at 4520 S Buckner Blvd in East Dallas, offers substantial potential. With a 72,000 SF frontload suite available at closing and a 40,000 SF income producing tenant within the western endcap. This property is situated on over 5.5 acres with direct frontage on both Buckner and Forney Roads, this facility combines prime location with versatile functionality.



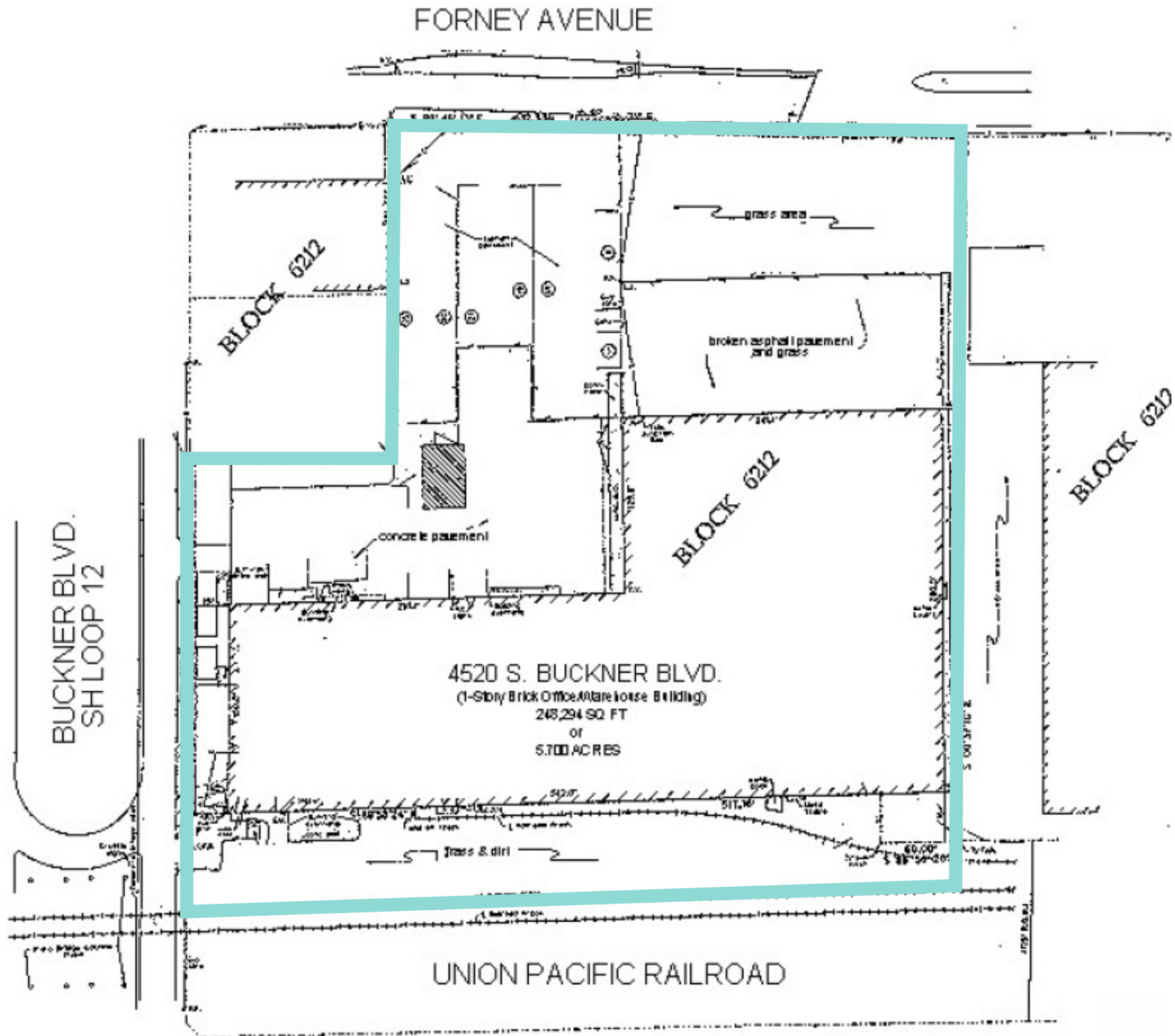
Warehouse

PROPERTY DESCRIPTION

Square Footage	112,200 SF Total 72,200 SF Vacant
Office Square Feet	+/- 6,000 SF of total office (Afcattenant fully remodeled their suite)
Land Size	Situated on 5.7 acres
Loading	14 Dock High Doors 1 Ramp
Clear Height	16' and 22'
Sprinklers	Fully Sprinklered
Power Specifics	Heavy Power
Outside Storage	Paved and fenced truck court and outside storage
Leases	AFCAT leases 40,000 SF through 1/1/2028
Notes	Forney road frontage green space for growth of development (0.58 acres)



SITE PLAN



Photos



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