



## SPECIAL NEWSLETTER

Re: Office - Showroom - Warehouse Space - **6,750 Square Feet**  
**11550 Chairman Drive**  
GARVON INDUSTRIAL DISTRICT  
Dallas, Texas

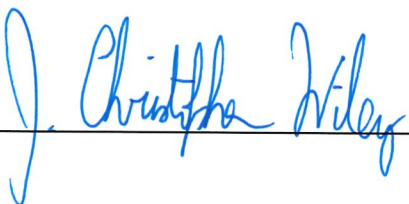
This space will be available for occupancy **DECEMBER 2025**.  
A **FLOOR PLAN** showing the layout of the space is on the reverse side of this newsletter. Listed below are some of the features of the building.

1. Lease space contains a total of **6,750 square feet**.
2. The **775 square feet** of A/C office space include:
  - A. 2 - Private offices (12' x 12')
  - B. General office - Reception area
  - C. 2 - Rest rooms
  - D. Stationery closet
3. Warehouse heated with gas fired heater.
4. Warehouse lighted with fluorescent light fixtures.
5. Warehouse ventilated with a 36" exhaust fan.
6. 10 - Off street parking spaces - All concrete paving.
7. 2 - Truck loading door - DOCK HIGH.
8. 14' Clear height in warehouse.
9. Fire sprinkler system throughout the building.

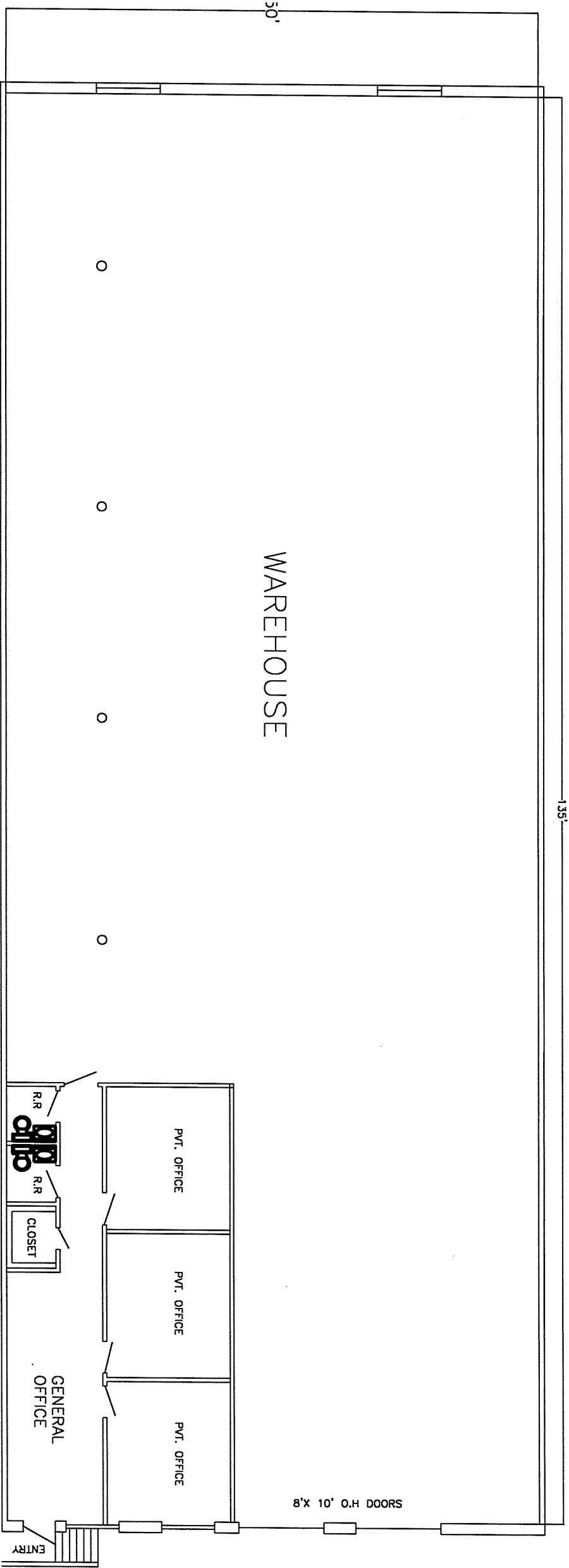
Please contact our office for arrangements to see this space.

**Monthly Rental - \$6,250.00** (\$11.11/GSF INDUSTRIAL GROSS)  
based on a 3 year lease.

**WILEY BROS. MANAGEMENT CORP.**

By: 

CHA550-4-451



11550 CHAIRMAN LANE  
TOTAL BUILDING AREA 6,750 SQ. FT.