

8000 SOVEREIGN ROW

Dallas, Texas 75247

FOR SALE
42,217 SF on 2.66 Acres

 BROOKHOLLOW



PROPERTY HIGHLIGHTS

- **42,217 SF** industrial building on **2.66 AC** in the infill **Brookhollow submarket**, just minutes from the Design District and Dallas CBD
- **20,242 SF** availability lets an owner-user **occupy immediately** while 21,975 SF leased to two tenants **provides cash flow** - or an investor acquires a near-stabilized asset with built-in lease-up upside
- **Fully secured, drive-around site** with **110 parking spaces** and multiple access points, plus a **paint booth and six car lifts** that convey with the sale
- Proximity to **I-35, TX-183/114, Loop 12, Irving Blvd, and Love Field** (3 mi)

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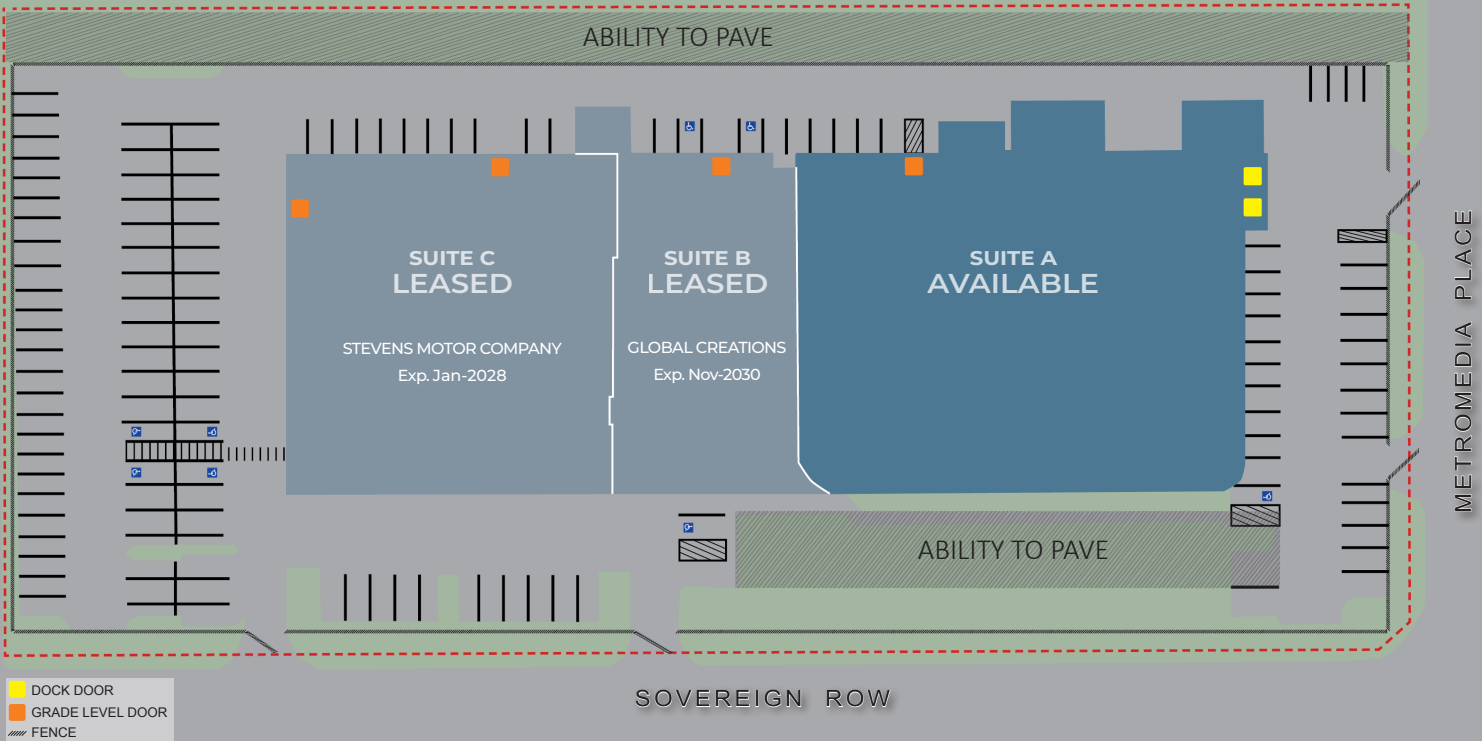
ANNA MILLER
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NAI Robert Lynn

CANTEX
CAPITAL

SITE PLAN

* SITE PLAN IS REPRESENTATIVE. SEE SURVEY FOR DETAILS

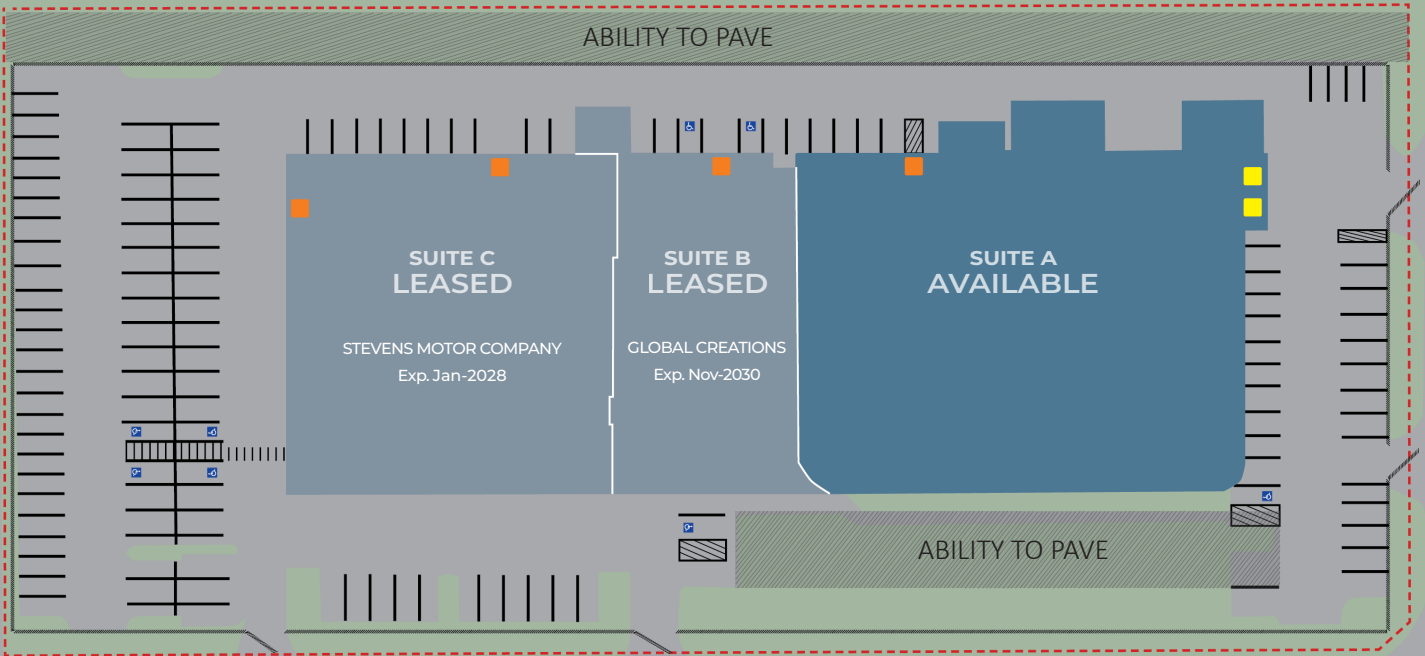


SUITE A

- 20,242 SF Available Immediately
- 2 Dock-High Doors
- 1 Oversized Grade-Level Door
- 400 Amp 120/240V 3-Phase High-Leg
- Electric Spraybake Gas Combustion Paint Spraybooth and Oven
- Six (6) Electric Heavy Duty 8,000-12,000 LBS Capacity Automotive Lifts

SITE PLAN

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■ DOCK DOOR
■ GRADE LEVEL DOOR
 FENCE

SOVEREIGN ROW

METROMEDIA PLACE

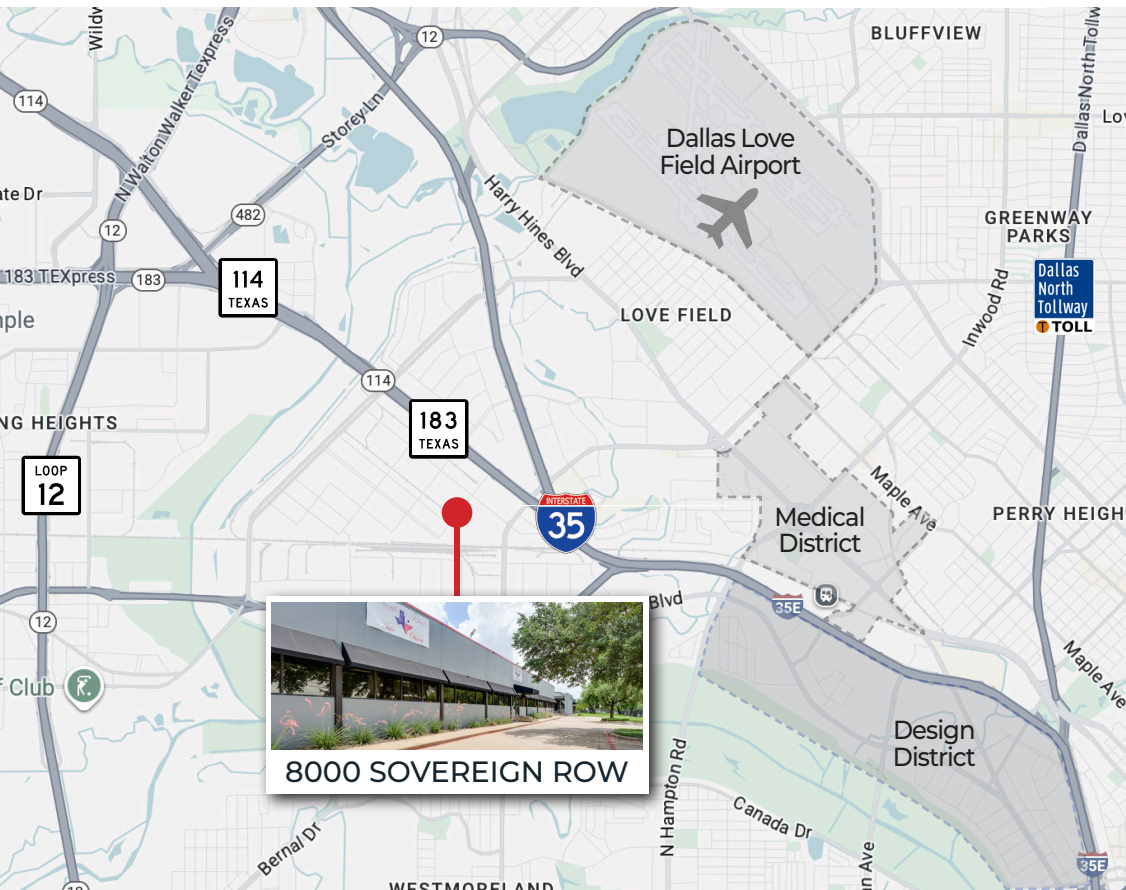


SUITE B

- 8,000 SF
- 1 Grade-Level Door
- Sprinklered
- Infrastructure for 100% HVAC
- 200 Amp 277/480V 3-Phase

SUITE C

- 13,375 SF
- 2 Grade-Level Doors
- Sprinklered
- Infrastructure for 100% HVAC
- 1200 Amp 277/480V Delta 3-Phase



Drive Times

I-35	<1 mile
Highland Park	1 mile
TX-183/TX-114	3 miles
DALLAS LOVE FIELD	4 miles
LOOP-12	5 miles
DALLAS CBD	10 miles
DFW AIRPORT	