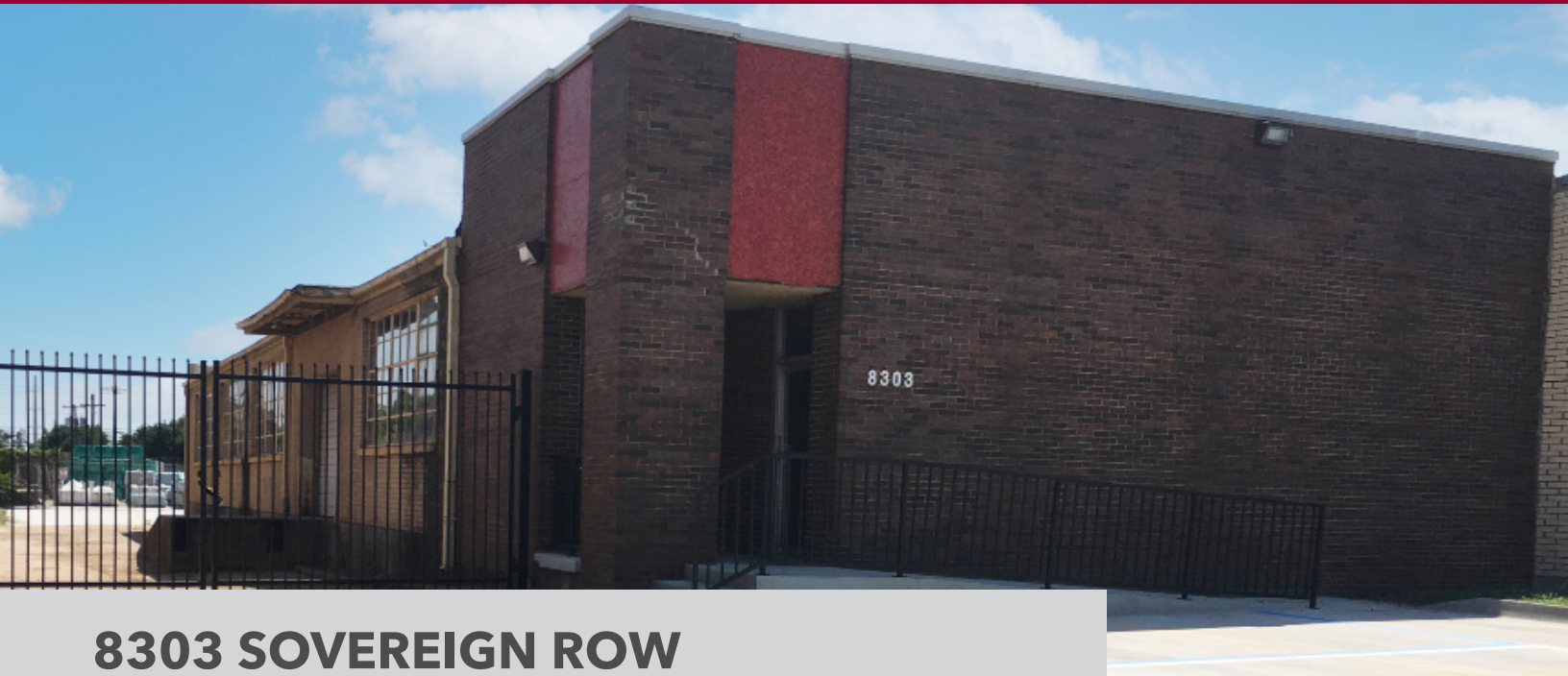


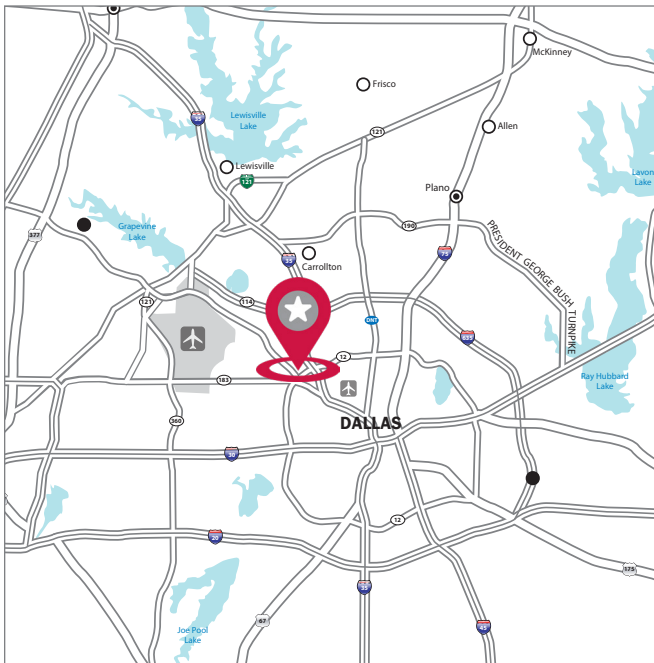
# FOR LEASE

±8,400 SF | INDUSTRIAL / FLEX WAREHOUSE



## 8303 SOVEREIGN ROW

Dallas, TX 75247



## AVAILABILITY HIGHLIGHTS

- ±8,400 SF Total Available
- 1,700 SF Office
- Brand New Make Ready Office
- 11' Clear Height
- 1 Dock Door / 1 Ramp
- Fenced / Paved Outside Storage
- Power - 240 V / 400 Amps
- Ten (10) Car Parking Spaces
- Easy Access to I-35 and Highway 183
- Lease Rate: \$8.35 + \$1.30 OPEX

FOR LEASING INFORMATION:

**Stephen Williamson, SIOR**  
**Principal**

swilliamson@lee-associates.com  
972.934.4045

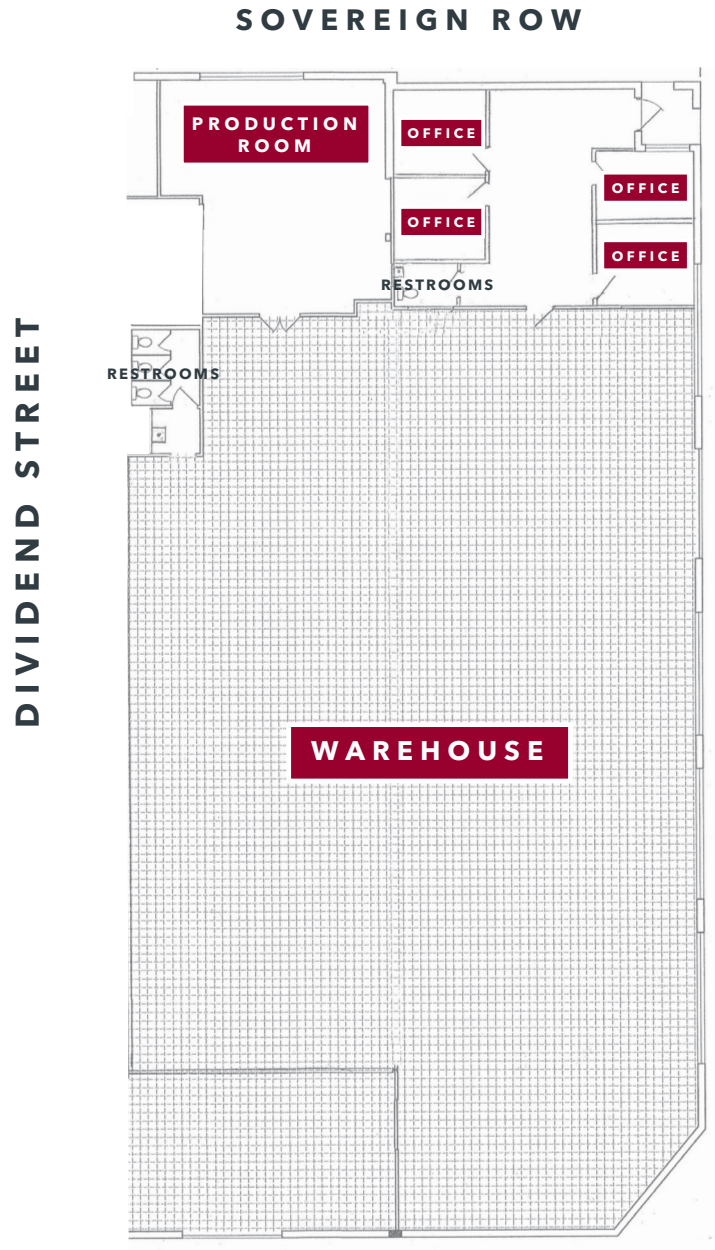
LEASING:

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**±8,400 SF**

**FOR LEASE**

## FLOOR PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### FOR LEASING INFORMATION:

**Stephen Williamson, SIOR**  
**Principal**  
swilliamson@lee-associates.com  
972.934.4045

### LEASING:

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