

1215 Viceroy Drive

DALLAS, TX 75247

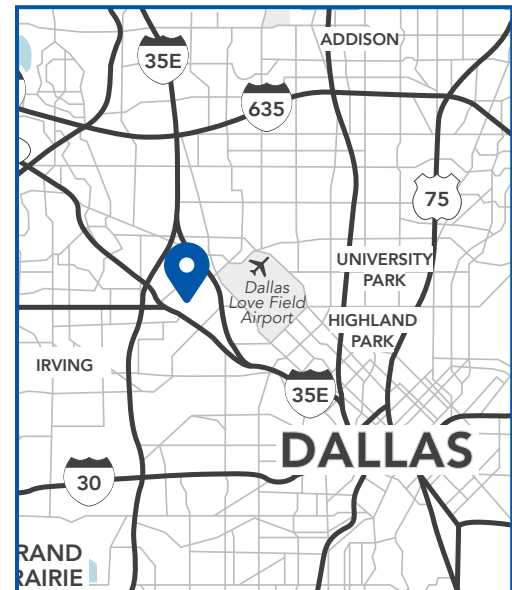
FOR LEASE OR SALE



FOOD PRODUCTION / COMMISSARY FACILITY

PROPERTY HIGHLIGHTS:

- 17,081 SF Building
 - Office area: 5,400 SF
 - Warehouse area: 3,200 SF
 - Commissary: 8,481 SF
- 47,075 SF Land
- 16' Clear Height
- 1973 Tilt Wall Construction
- 2 Dock High Loading Doors
- Fire Sprinkler System
- Roof Overlay above Office: 2025
- 30+ Car Parks
- Taxes: \$33,445/Yr
- Backup Generator
- Grease Trap and Floor Drains
- Heavy Power: 1200 Amps / 240 Volt / 3 Phase
- Multiple Freezers and Coolers
 - Cooler #1: 11' W X 22' L X 9' H
 - Cooler #2: 15' W X 16' L X 9' H
 - Cooler #3: 40' W X 21' L X 17' H (Keeprite Refrigeration)
 - Freezer #1: 8' W X 14' L X 15' H (Pack Off / Keeprite Refrigeration)
 - Freezer #2: 9' W X 18' L X 15' H (Blast / Keeprite Refrigeration)



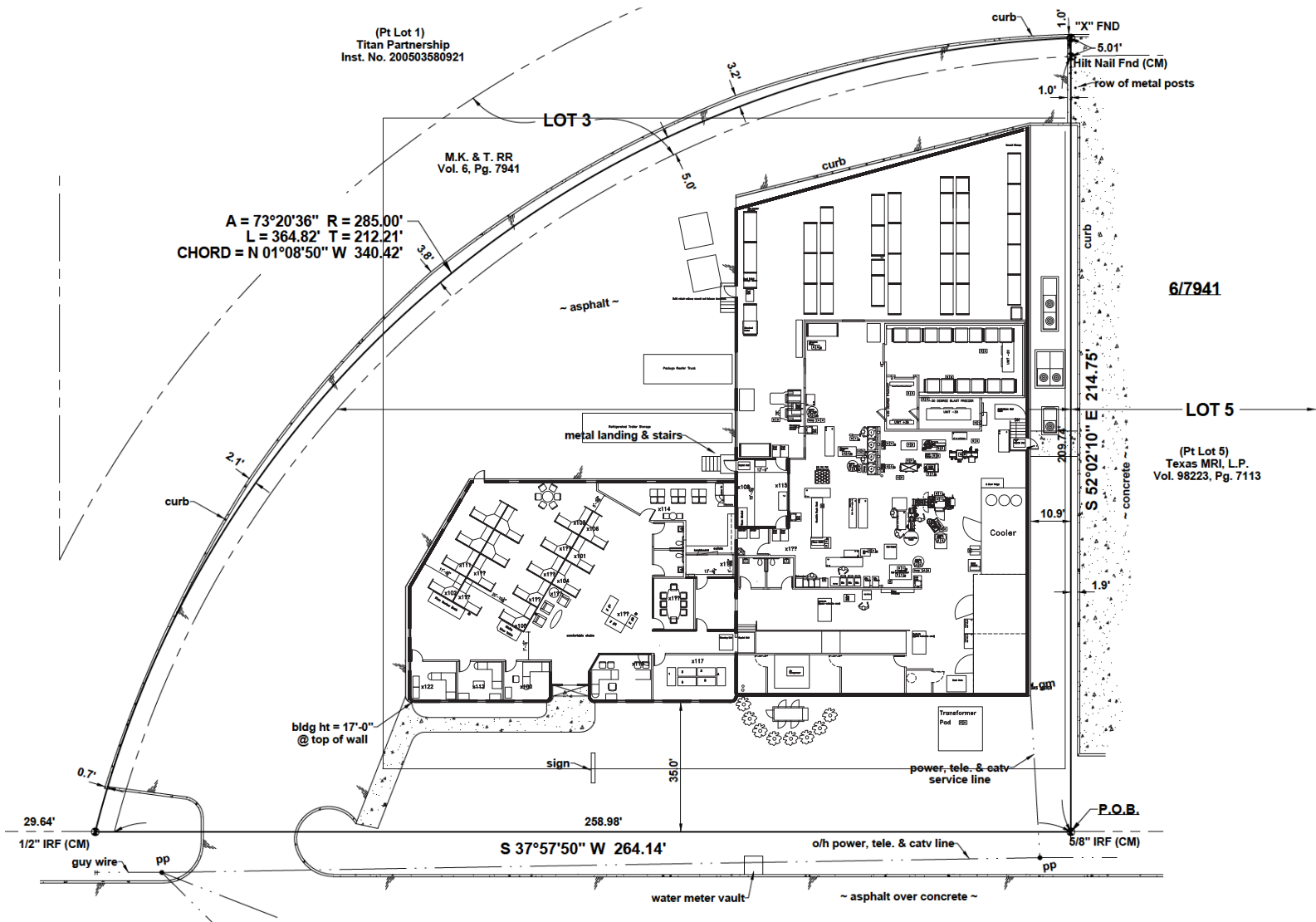
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