

2424

N WESTMORELAND

Dallas, Texas 75212

70,013 SF For Lease
with Outside Storage
Pinnacle/Turnpike Submarket

Newly Renovated!



PROPERTY FEATURES

- 70,013 SF For Lease / 252,557 SF For Sale
- End Cap Space
- Heavy Power - 1,800 amps Total
- 1.0 Acres of Gravel Outside Storage Areas
- Rail Served by BNSF, UP, and KCS via DGNO
- Divisible Down to 60,000 SF
- 3,258 SF Office Pod (Divisible)
- 22' Clear Height
- 25 Dock High Doors
- 1 Ramp
- Mechanical Pit Levelers Throughout
- Immediate Access to I-30



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CANTEX
CAPITAL

FLOOR PLAN / BUILDING RENOVATIONS

New Roof



ONIONS 52

Onions 52

69,235 SF

10-year lease with 4% annual escalations

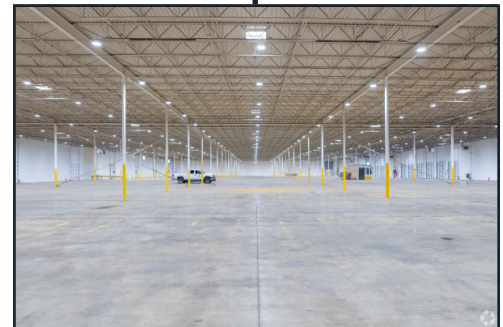
NOI of \$618,091



Painted Exterior



Newly Built Out Office Space – 3,258 SF Pods



White Box Warehouse and Painted Columns & LED Lights Throughout

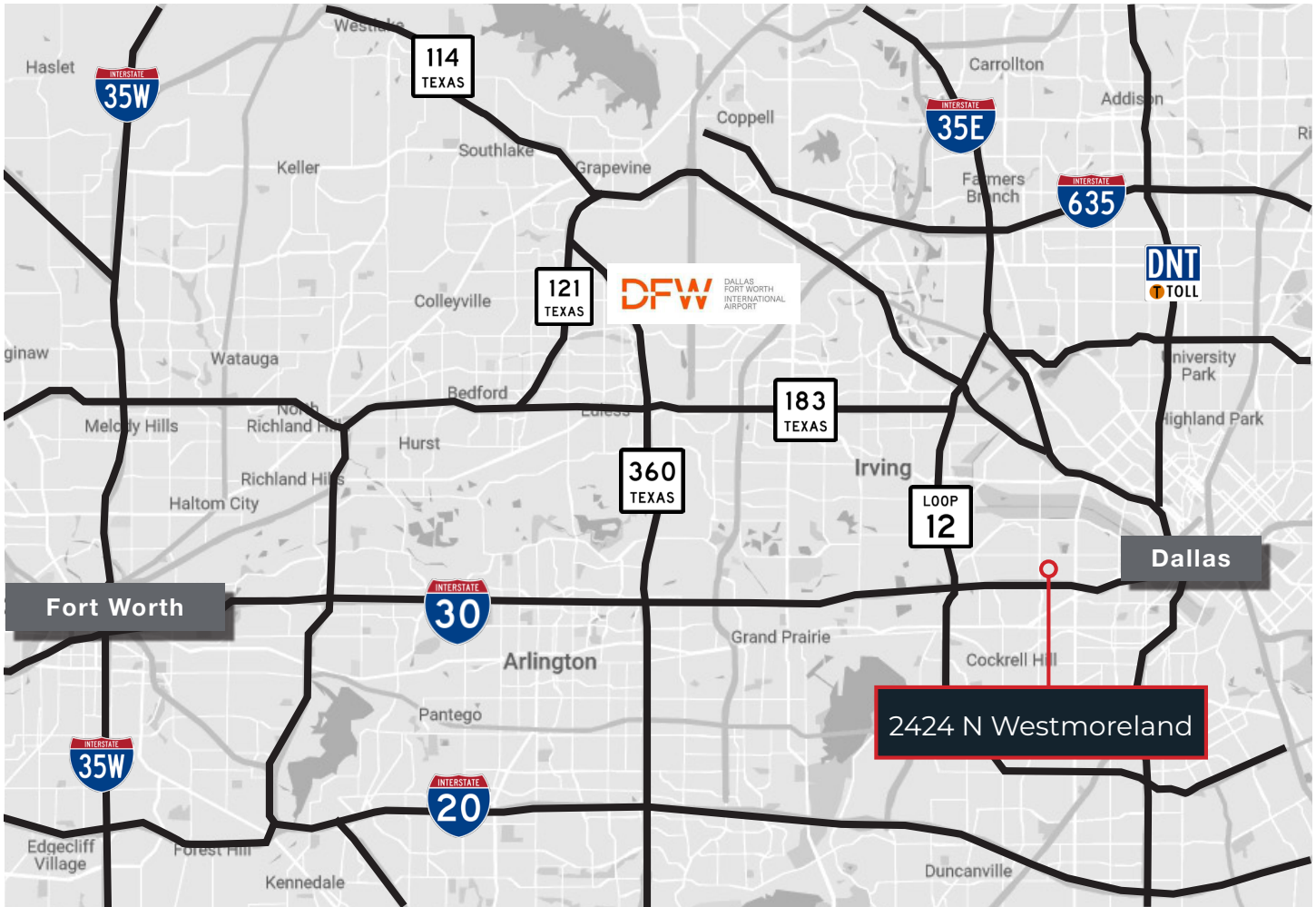
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LOCATION MAP



DRIVE TIMES

5 miles
DALLAS CBD

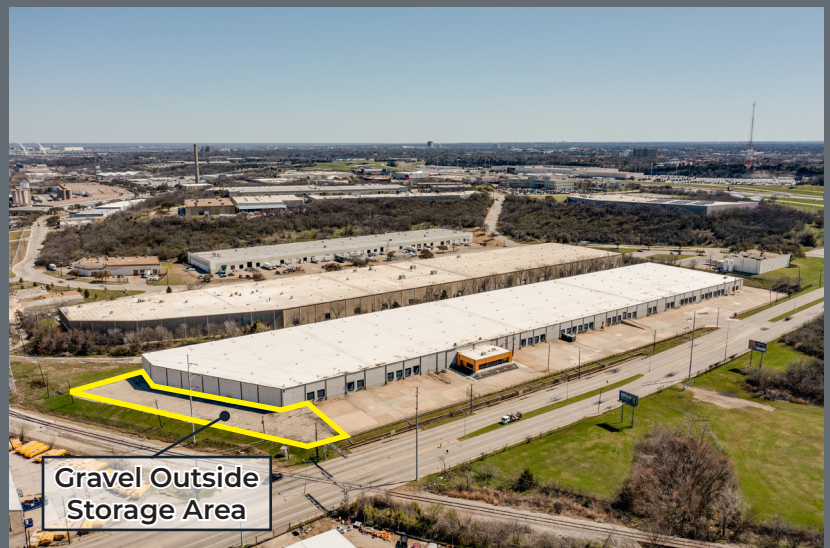
7 minutes
TX-183/TX-114

13 miles
DFW AIRPORT

7 minutes
I-35

5 miles
DALLAS LOVE FIELD

2 minutes
I-30



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INTERIOR OFFICE



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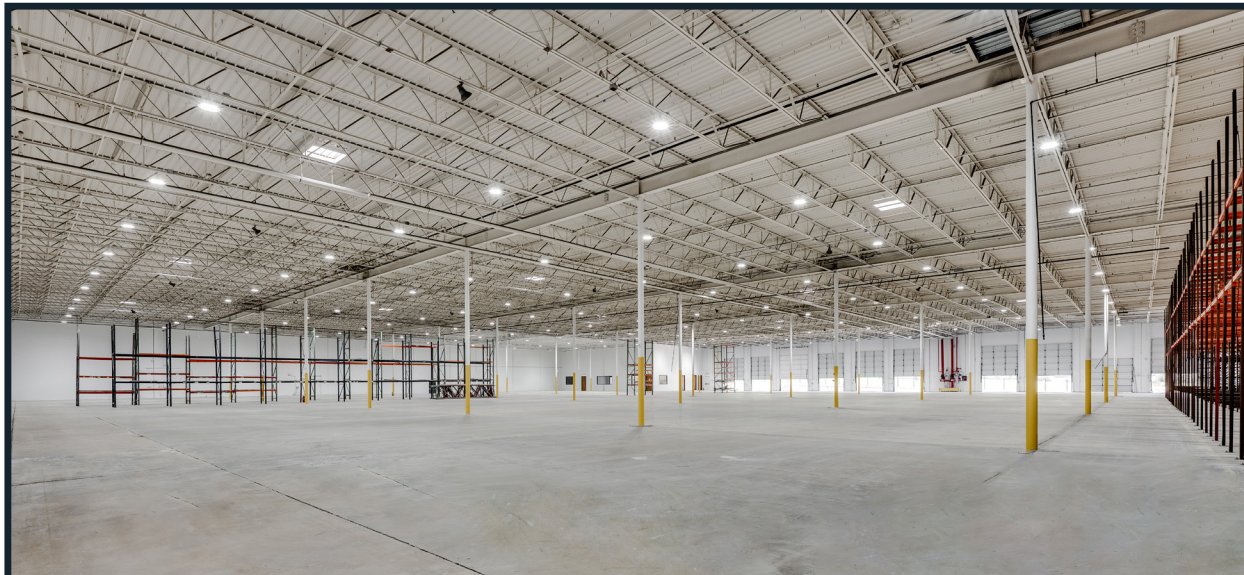
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INTERIOR WAREHOUSE



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