

**±72,600 SF
INDUSTRIAL
WAREHOUSE
AVAILABLE -
FOR LEASE**



11218 LIMESTONE DRIVE, BALCH SPRINGS, TEXAS



PROPERTY FEATURES

- ▶ ±72,600 SF Warehouse Space
- ▶ ±5,139 SF Move-In Ready Office
- ▶ ±1.5 AC of Fenced Outside Storage
- ▶ 1200 Amps, 277/480 Volt, 3-Phase Power
- ▶ Wet Sprinkler System
- ▶ Eight (8) Dock-High Doors
- ▶ Three (3) Grade-Level Doors
- ▶ T5 Commercial Lighting
- ▶ 15' - 20' Clear Height
- ▶ **PLEASE CONTACT BROKER FOR PRICING**

CONTACT INFORMATION

Jason Gibbons

Jason.Gibbons@FinialGroup.com
(713) 422-2087

Dylan Schopper, CCIM, SIOR

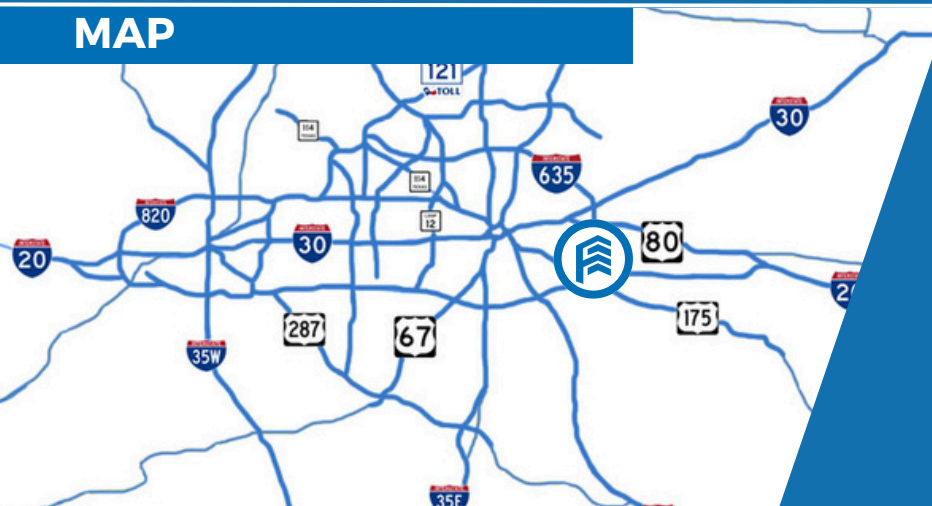
Dylan.Schopper@FinialGroup.com
(713) 422-2089



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Located in southeast Dallas near Mesquite along I-635 and US-175, this property sits in an emerging secondary industrial area closely tied to the larger East Dallas/Mesquite industrial corridor. Core industrial hubs nearby include Mesquite, South Dallas (I-20 corridor), and East Dallas, all established submarkets with major distribution, service, and light manufacturing users. Balch Springs has experienced a notable increase in light industrial and flex users, making it attractive to small- to mid-size industrial operators, contractors, and logistics businesses serving East and South Dallas. Its appeal is further enhanced by greater land availability, accommodating users seeking outdoor storage space.

MAP



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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