

FLEXIBLE INDUSTRIAL OPPORTUNITY

8331 HOYLE AVENUE, DALLAS, TX 75227



VERSATILE 20,100 SF WAREHOUSE ON 1.35 ACRE FENCED LOT

20,100 
square feet

1.35 
acre lot

LI 
LIGHT INDUSTRIAL
zoning code

24 FT 
ceilings

8331 Hoyle Ave is a rare opportunity to acquire a 20,100 SF industrial warehouse, with a 2,000 SF of office, on a fully fenced/paved 1.35-acre lot. The space offers functional features such as **dock-high** and **grade-level** loading, **24-ft clear height**, **3-phase power**, and a **sprinkler system**. Ample onsite parking and **flexible LI zoning** allow for a wide range of industrial, storage, office, or showroom uses.

INVESTMENT HIGHLIGHTS

- ✓ **Strategic Location:** Located in the Buckner Terrace–Everglade Park Industrial area, the site benefits from excellent visibility, accessibility, and traffic exposure in a strong Dallas industrial submarket.
- ✓ **Versatile Use:** Zoned LI (Light Industrial), the property is suitable for industrial, distribution, storage, office, retail, or showroom operations.
- ✓ **High Capacity Infrastructure:** The building offers 24-foot clear ceiling height and heavy-duty 3-phase, 480V power, supporting a wide range of industrial operations.
- ✓ **Functional Layout:** Combination of warehouse, office, parking, and loading for operational efficiency.



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8331 HOYLE AVE
DALLAS, TX 75227

**BERKSHIRE
HATHAWAY**
HOMESERVICES

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PROPERTY DETAILS

SALE PRICE	\$2,500,000 (OR BEST OFFER)	PARKING RATIO	1.34/1,000 SF
LOT SIZE	1.35 AC	PROPERTY TYPE	Industrial/Flex
BUILDING SIZE	20,100 SF	SUBMARKET	East Dallas/Mesquite
ZONING	Light Industrial	PARCEL ID	00000537226000000, 00000537223000000

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