

# 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

PENFED REALTY  
TEXAS



## PROPERTY DETAILS

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

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