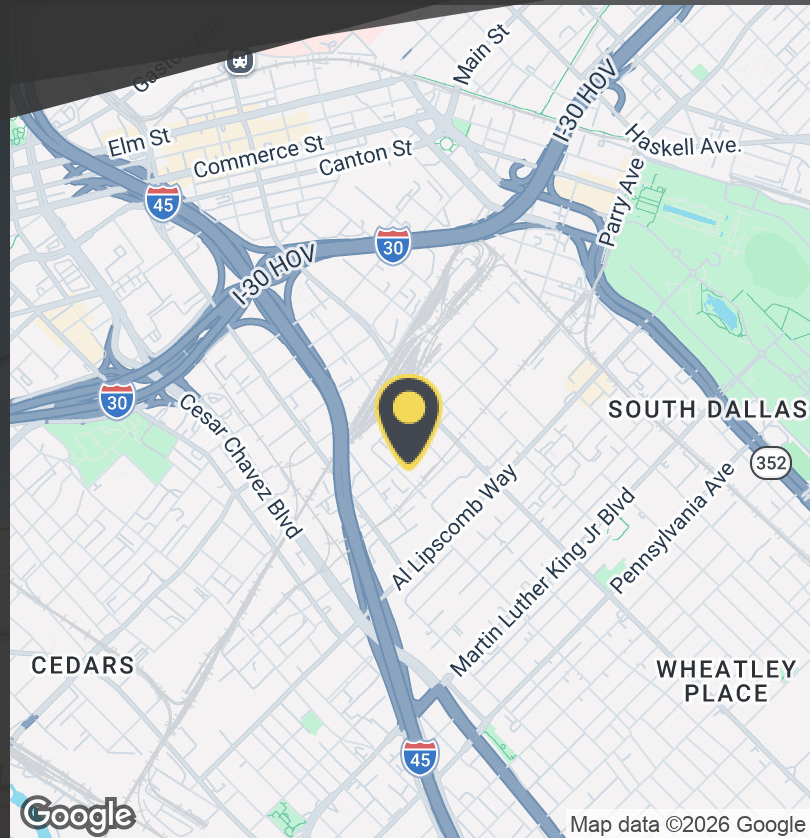


# 2700 ATLANTA STREET

2700 ATLANTA STREET  
DALLAS, TX 75215



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	38,500 SF
Available SF:	38,500 SF
Lot Size:	0.94 Acres
Year Built:	1921
Zoning:	Light Industrial

## PROPERTY OVERVIEW

Available for lease, 2700 Atlanta Street is a  $\pm 38,500$  square foot flex property offering a highly functional layout ideal for a variety of industrial, showroom, office, or light manufacturing users. The property also includes an additional  $\pm 6,000$  square foot basement, providing valuable storage space rarely found in comparable flex buildings. Situated in an established commercial area with access to a strong labor pool and nearby amenities, this property is well-suited for tenants seeking adaptable space with added storage capacity. 2700 Atlanta Street presents a unique leasing opportunity for businesses looking for functionality, flexibility, and a strategic Dallas location.

## PROPERTY HIGHLIGHTS

- 6,000 SF BASEMENT FOR STORAGE
- THREE LOADING DOCKS WITH 3 PHASE POWER SUPPLY
- OWNERSHIP OPEN TO DISCUSSING A FUTURE SALE OPTION
- PRIME DALLAS INFILL INDUSTRIAL CORRIDOR
- MINUTES TO I-35, I-30, LOOP 12

For more information or to schedule a tour, please contact:

**Najdi Rafaty** O: 214.267.9860  
najdi@linc.realty M: 310.735.7980





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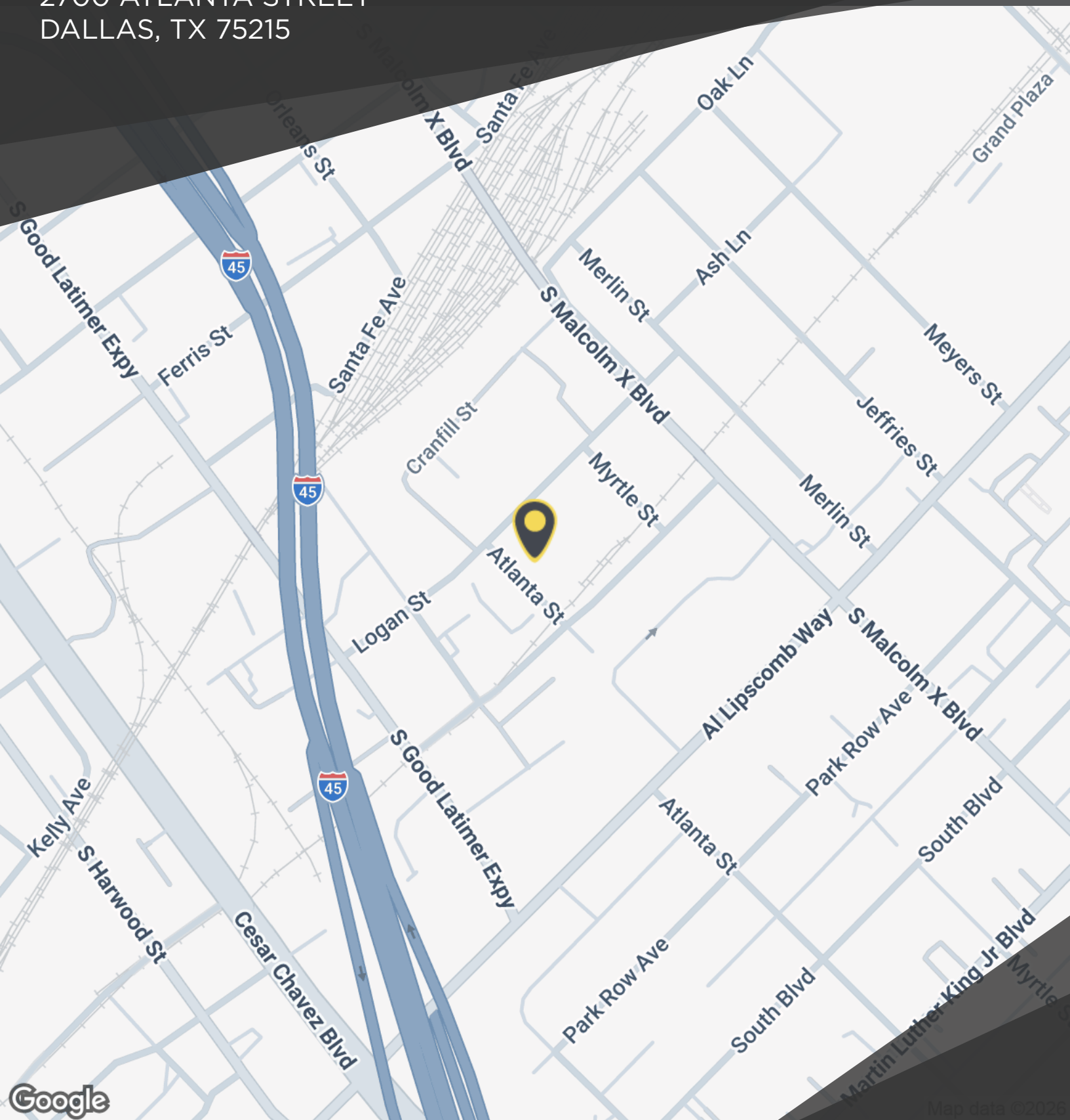
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**LINC.**  
COMMERCIAL REALTY



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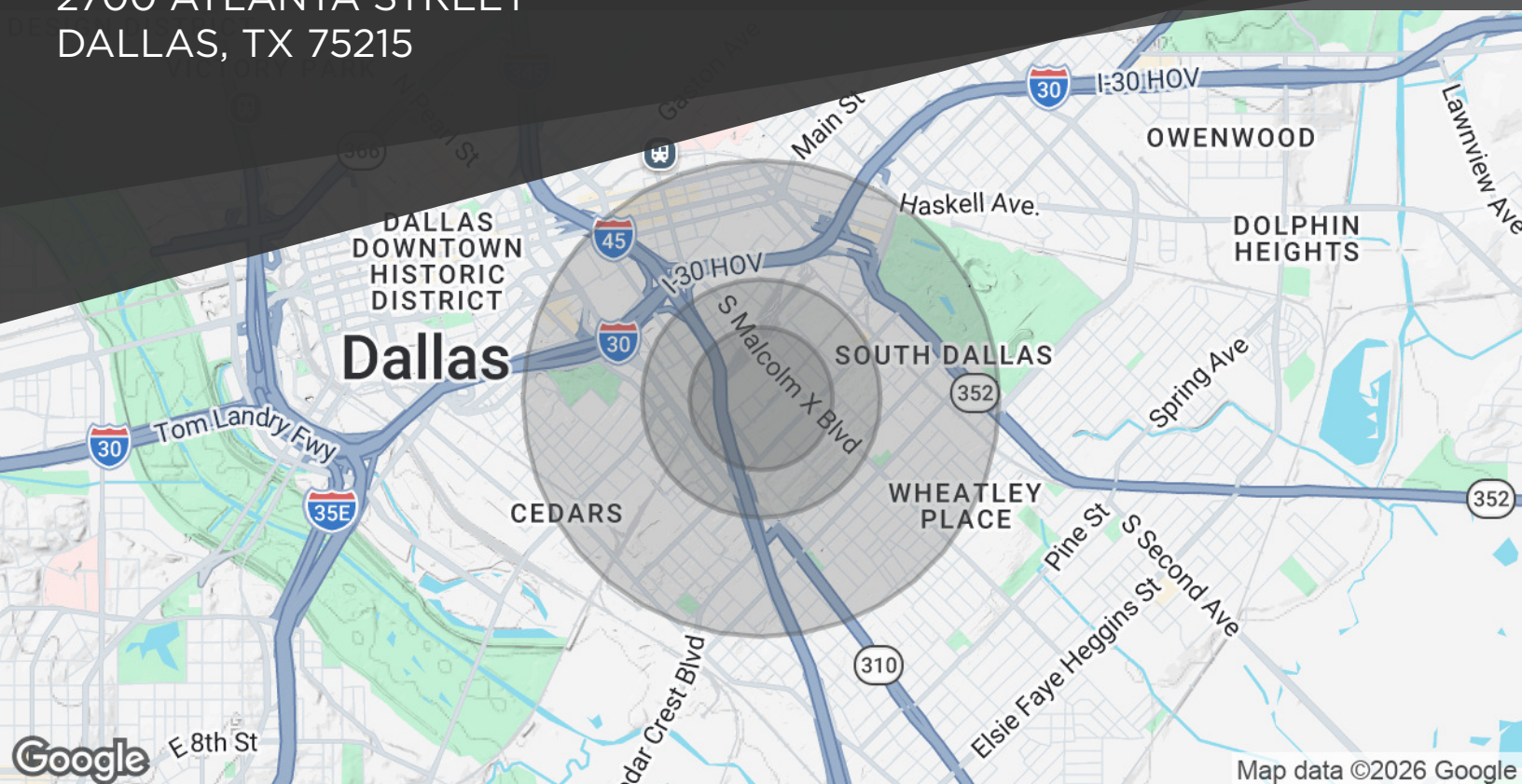
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	114	1,871	12,177
Average Age	42	42	39
Average Age (Male)	42	42	39
Average Age (Female)	43	42	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	886	6,281
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$59,769	\$57,306	\$75,770
Average House Value	\$374,203	\$218,873	\$380,658

*Demographics data derived from AlphaMap*

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