

# 2970-2990 Congressman Lane

Dallas, Texas 75220

**FOR SALE OR FOR LEASE**

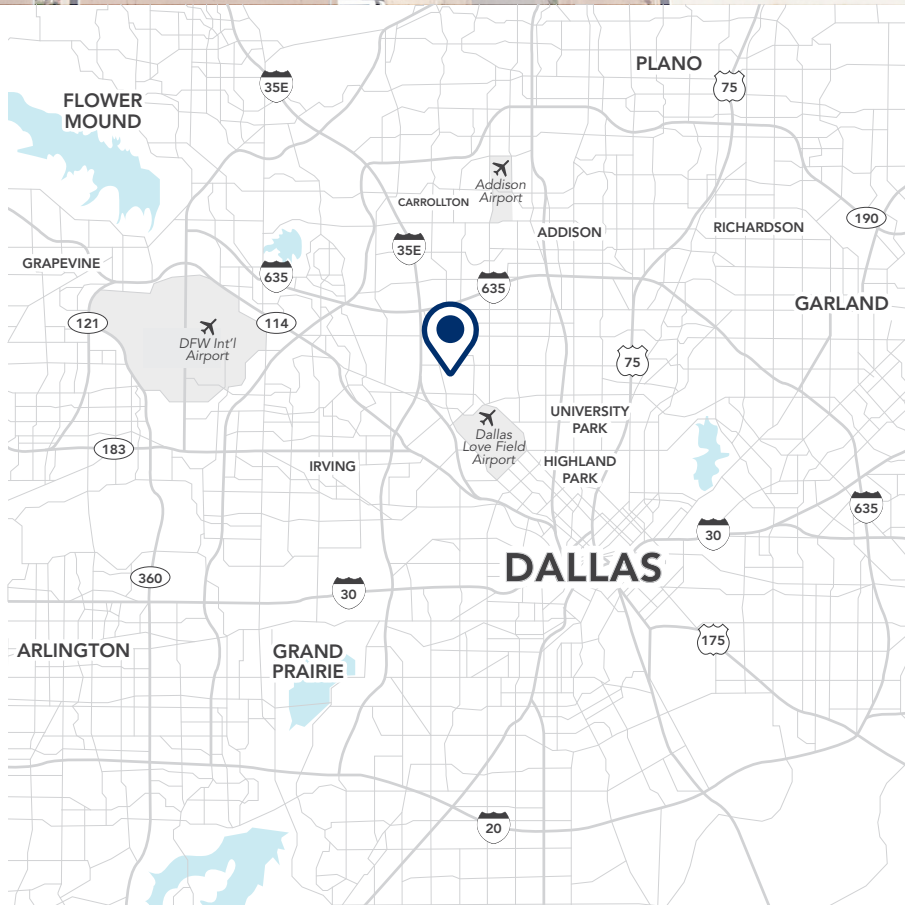


## BUILDING OFFERING

- Excellent Owner User Opportunity with In Place Income
- 51% Contiguous Vacancy Available
- 23,337 Total Square Feet (BOMA 2019)
- Loading: Dock High, Side & Front, and Ramp
- 40+ Parking Spaces (expandable)
- 14' Clear Height
- IR Zoning
- **Call Brokers for Pricing Guidance**

## SPACE AVAILABILITY

- 5 Total Suites (2 Leased / 3 Vacant)
- **Suite 2970 - 4,526 SF**
  - End Cap Space
  - 1 Grade Level Side Load Door
  - 1 Dock High Door
- **Suite 2982-2986 - 6,778 SF**
  - 2 Dock High Doors
- **Suite 2990 - 5,271 SF** (Side Load Configuration)
  - 1 Dock High Door
  - 1 Ramp Door



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2970 - 2990 Congressman



2990 Congressman - East Façade



2990 Congressman - Office Entry



2982-2986 Congressman - Warehouse

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