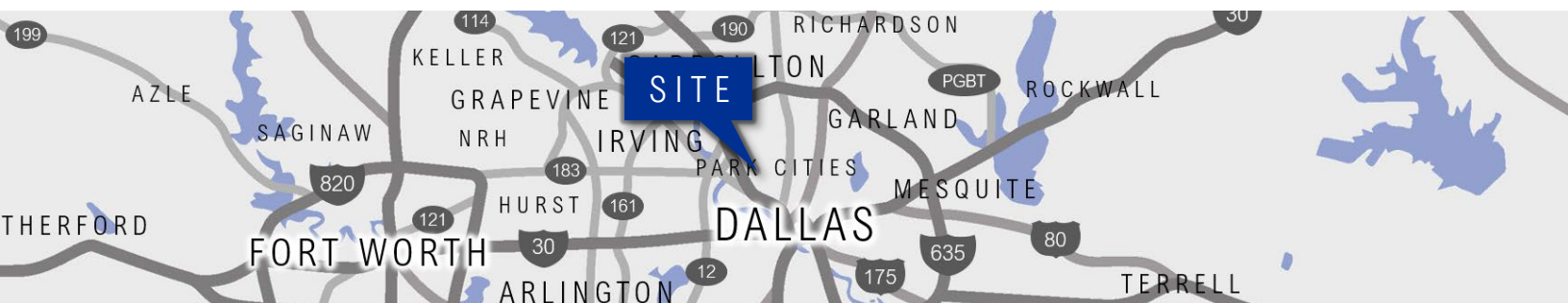


HARRY HINES SHOP SPACE

FOR LEASE | ±7,427 SF | 14-16' CLEAR | LOADING DOCK

8330 HARRY HINES BLVD, DALLAS, TEXAS 75235



EXCLUSIVELY OFFERED BY

FABIO FELIX

Office: 214.520.8818 x 6

Cell: 323.893.3440

fabio@sljcompany.com

HABLO ESPAÑOL

ALICIA DUNN

Cell: 214.923.7753

adunn@sljcompany.com

SLJ

SLJ Company, LLC

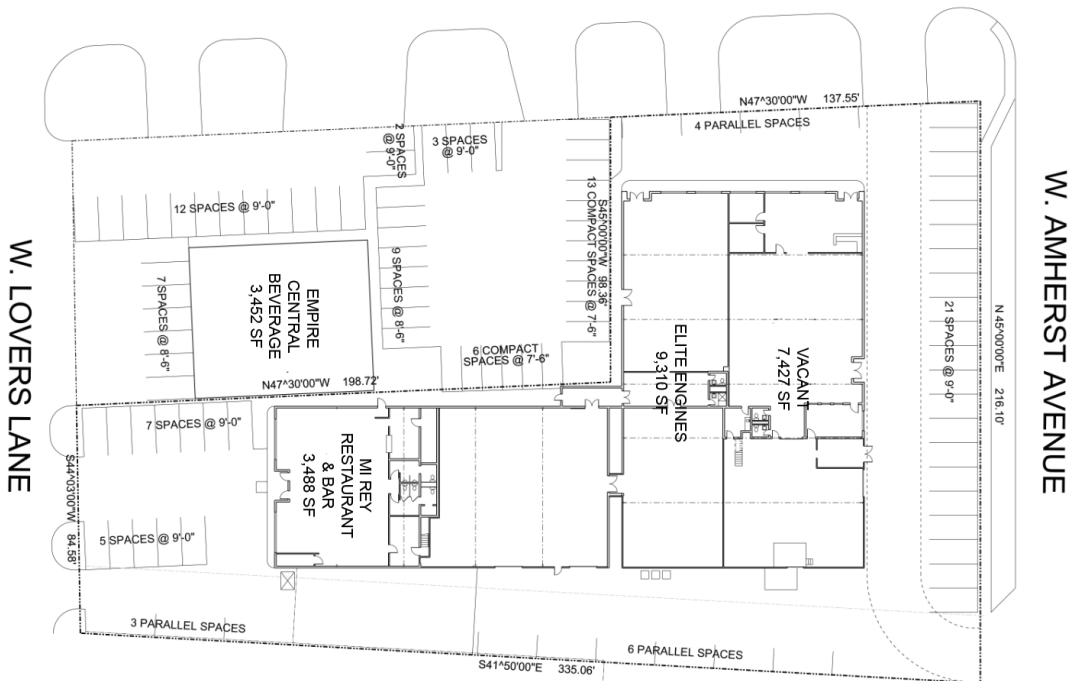
4311 West Lovers Lane, Suite 200

Dallas, Texas 75209

www.sljcompany.com



HARRY HINES BLVD.



PROPERTY DETAILS

Available Space: $\pm 7,427$ SF
 Year Built: 1968
 Clear Height: 14-16'
 Loading: One (1) dock-high door & two (2) grade-level overhead doors
 Power: 3 phase 600 amp service
 Frontage: 137.55' on Harry Hines Blvd
 Parking: ± 50 shared spaces
 Signage: Building & pylon signage

USE

Zoning: Commercial Service District (CS)
 Previous Uses: Vehicle Display, Sales & Service
 Recommended Uses: Automotive

PRICING

Lease Rate: Contact Broker
 Expense Escrow Estimates: \$2.74 PSF
 • Real Estate Taxes - \$1.56 PSF
 • Insurance - \$0.49 PSF
 • CAM - \$0.69 PSF

2025 DEMOGRAPHICS

	1 Mile	3 Mile
Population:	5,268	80,023
Households:	1,720	34,660
Average HH Income:	\$74,896	\$85,341
Median Home Value:	\$242,045	\$397,790
Median Age:	35	34