



THE FASTEST GROWING BOUTIQUE
COMMERCIAL REAL ESTATE FIRM IN TEXAS

WAREHOUSE/ MODERN SHOWROOM

FOR LEASE

**652 W MOCKINGBIRD LN
DALLAS, TX 75247, USA**



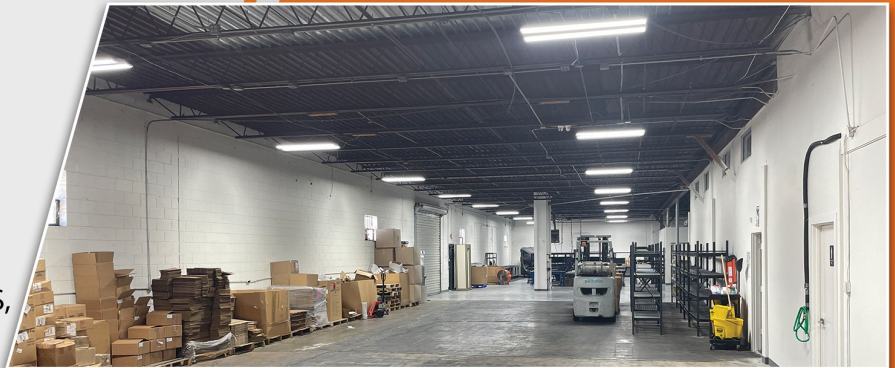
✓ **LOCATION:** PRIME/IDEAL EASY ACCESS TO I-35/HWY114
CITY OF DALLAS - INWOOD INDUSTRIAL DISTRICT

✓ **SIZE:** WARE HOUSE (OPEN SPACE) +_ 6000 SF
2 DOCK HIGH & 1 GRADE DOOR
(W/DRIVEABLE INSIDE WAREHOUSE)
+_ 12' HIGH 12' WIDE
MOCKINGBIRD ROAD ACCESS. +_ 3000 SF
CEILING HEIGHT +_ 15'

✓ **AIR-CONDITIONED SHOW ROOM MULTIPLE OFFICES,**
CONFERENCE AREA, OPEN WORKING AREA
(W/REFRESHMENT BAR-KITCHEN)
MODERN STAIN CONCRETE FLOOR
RECESSED ENTRY, RECEPTION, REST ROOMS

✓ **STRONG ROOM +- 700 SF (6' W /METAL DOOR)**
BREAK ROOM +_ 850 SF (INCLUDE LOBBY +_200')

✓ **LEASEABLE:** +_ 12000 SF
YEAR BUILT: 1978/RENOVATED 2022
PARKING: +_ 30 SPACES
INGRESS/EGRESS: EASY OFF MOCKINGBIRD



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