



SPECIAL NEWSLETTER

Re: Office - Shop - Warehouse Space - **7,520 Square Feet**
2906 Congressman Lane
WALNUT HILL INDUSTRIAL DISTRICT
Dallas, Texas

This space is available for **IMMEDIATE OCCUPANCY**.
A **FLOOR PLAN** of this space is on the reverse side of this newsletter.
Listed below are some of the features of this space.


1. Lease space contains a total of **7,520** square feet.
2. The **1,000 square feet** of A/C office space include:
 - A. 3 - Private offices
 - B. Large general office - reception area
 - C. Coffee room with sink, counter and cabinets
 - D. Closet
 - E. 2 - Rest rooms
3. Warehouse heated with gas fired heaters.
4. Warehouse lighted with fluorescent light fixtures.
5. Warehouse - 12' clear height.
6. 15 - Off street parking spaces. All concrete paving.
7. 2 - Truck doors - DOCK HIGH.

Please contact our office for arrangements to see this space.

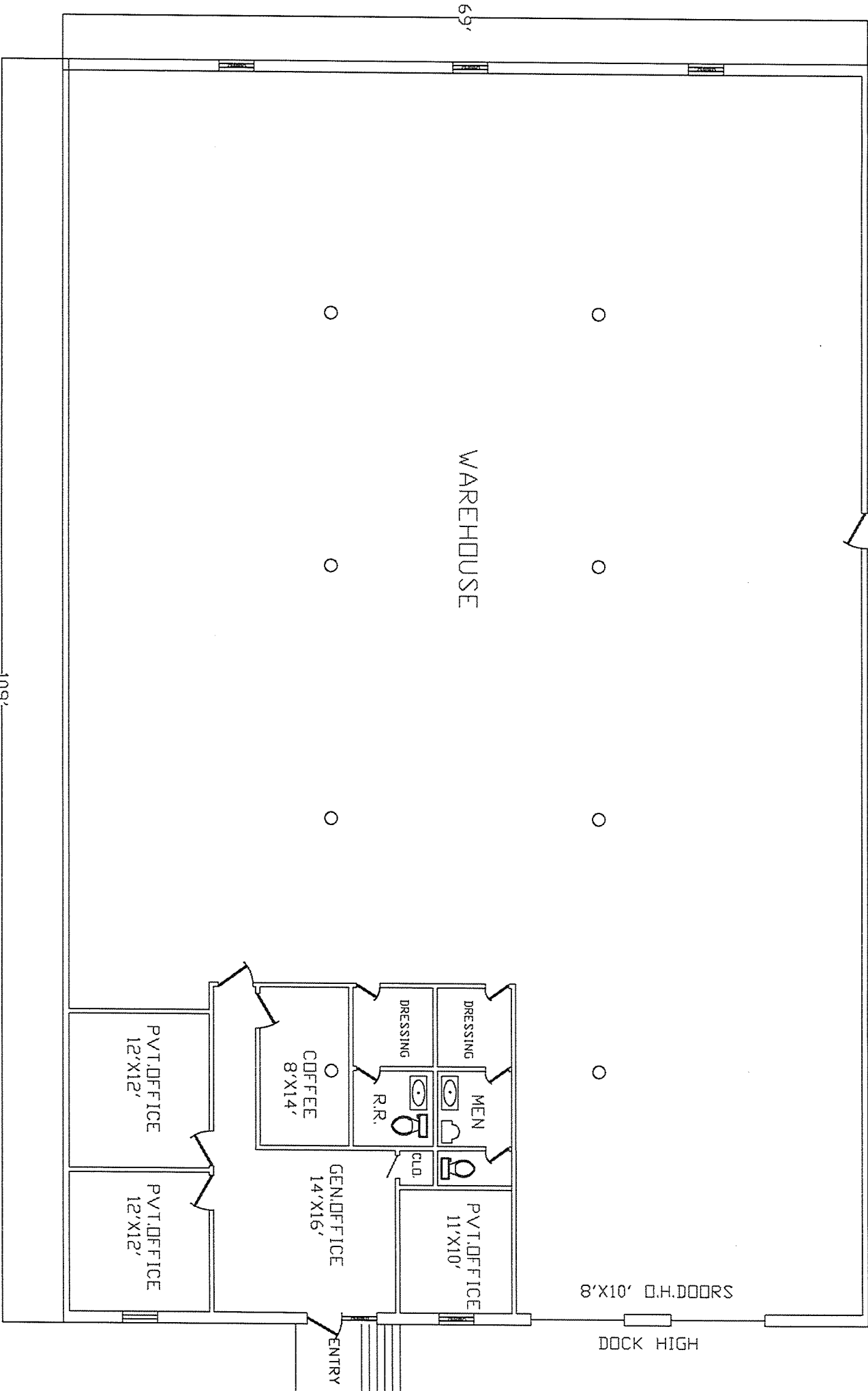
Monthly Rental - \$6,800.00 (\$10.85/GSF) based on a 3 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By:  _____

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2906 CONGRESSMAN LANE
TOTAL AREA-7,520 SQ.FT.
A/C OFFICE-1,000 SQ.FT.