

# For sale

Former T-Mobile Switch Facility  
4939 Reading Street  
Dallas, TX 75247

Building Size: 19,990 SF  
Site Size: 0.83 Acres



**JLL Portfolio Disposition Services**

**Pierce Owens**  
Senior Vice President  
DispositionServices@jll.com  
+1 (844) 280 3247

**Donna Kolius**  
Executive Vice President

**Lucas de la Garza**  
Associate Broker

**State Licensee**

**Graham Cash**  
Associate Broker

# For sale

Former T-Mobile Switch Facility

4939 Reading Street  
Dallas, TX 75247

List Price: \$2,898,500



## Building Specifications:

- Building SF: +/- 19,990 SF
- Site Size: 0.83 Acres
- Parking: +/- 25 Spaces
- Year Built: 1956
- Type Construction: Concrete
- Maximum Ceiling Height: +/- 16'
- Number of Docks: 1
- Number of Overhead Doors: 1
- Number of Ramps: None
- Zoning Designation: IR, Industrial Research District
- Sprinkler System: Wet Pipe
- Condition: Seller to remove servers, racks, batteries, and cabinets, otherwise "As-Is"
- Decommission Date: 9/30/2024
- Personal Property to Remain: Generators, HVAC, ATS, Fire Safety

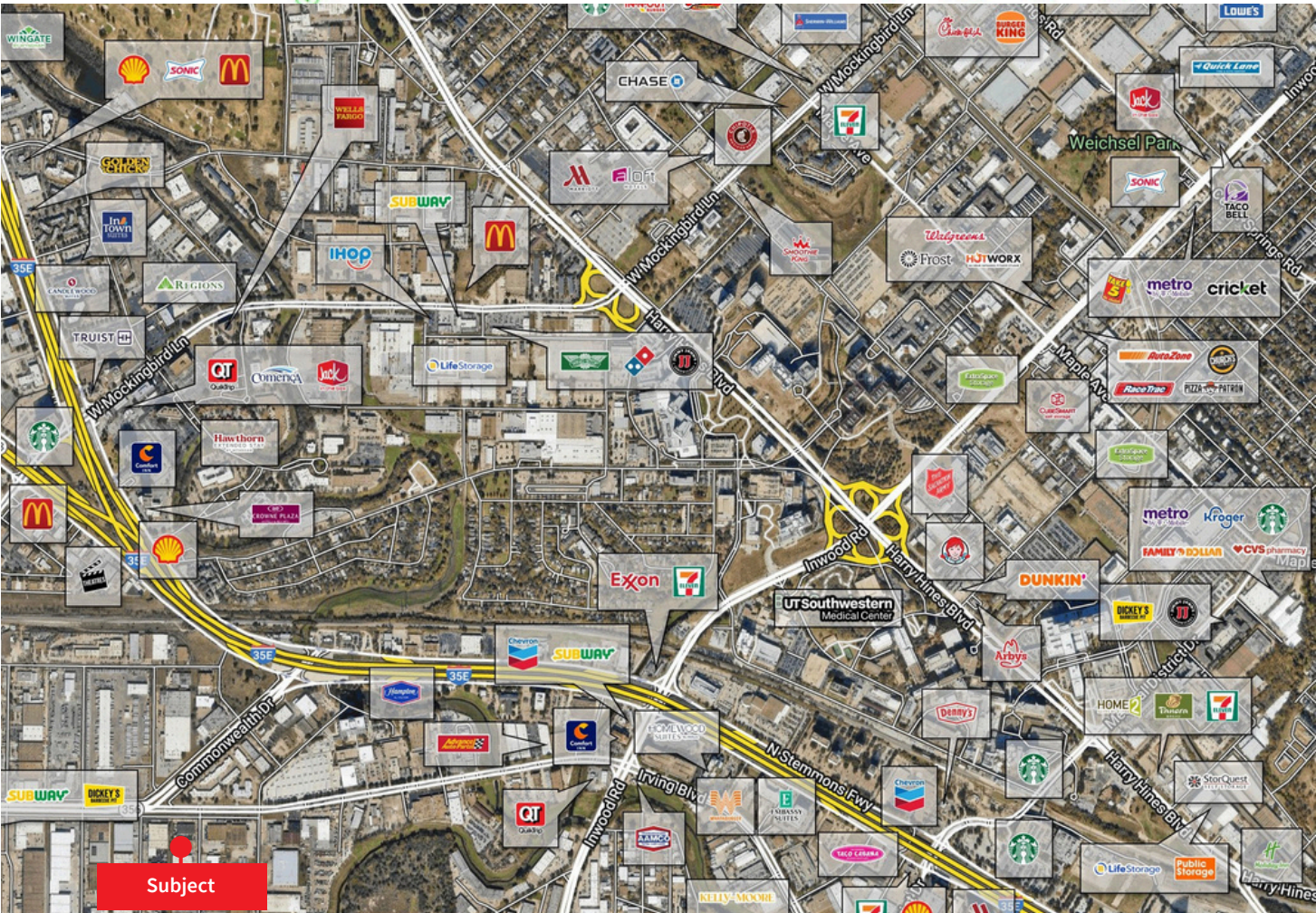
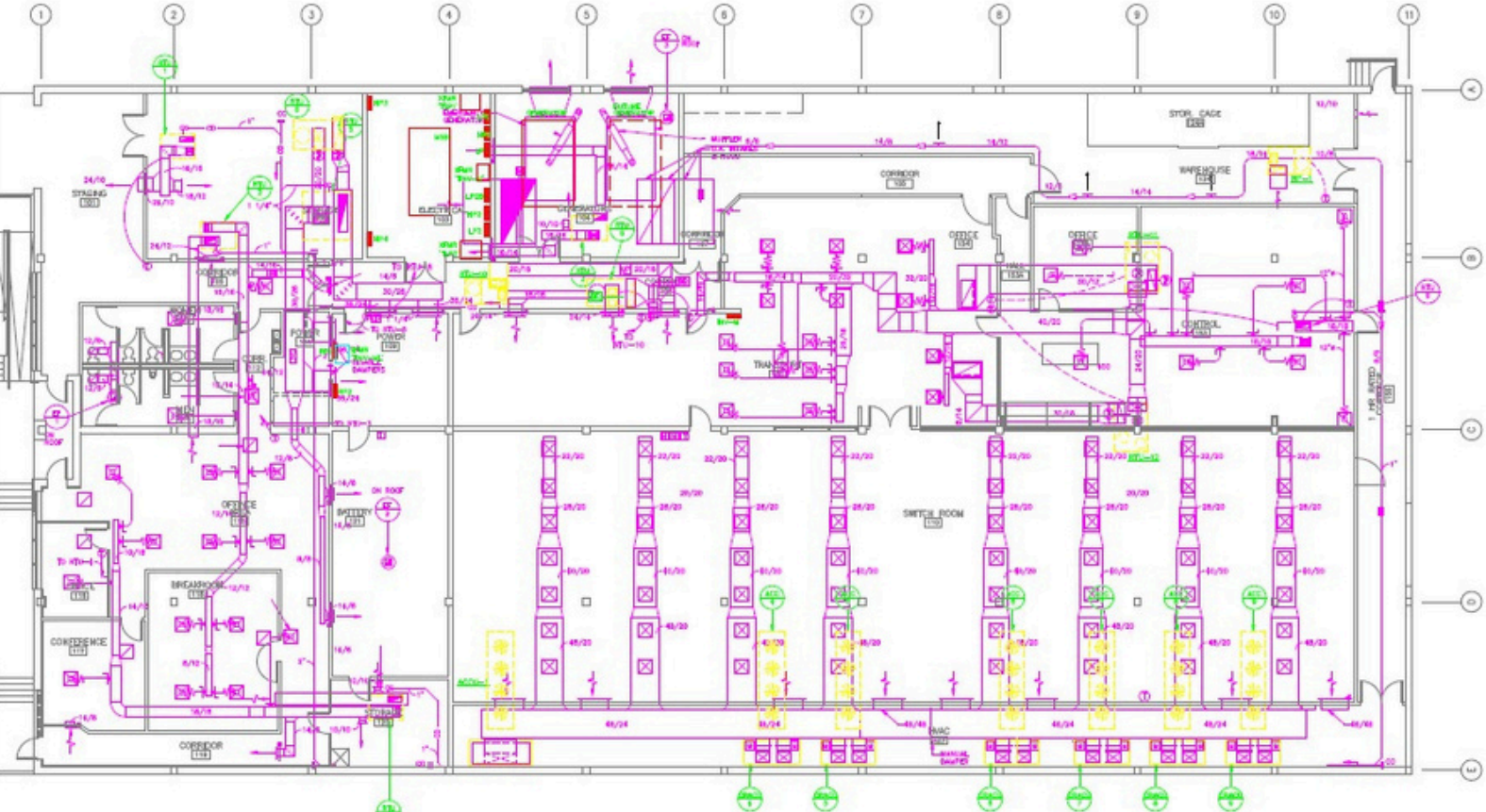
## Electrical and Cooling Specifications:

- # of Cabinet Positions Possible: 372
- Commercial AC Capacity from Utility to Main Service Board: 1200 Amps, single 480V line
- Generator Capacity: 1000 KW, N Redundancy
- HVAC: Condenser based
- Cooling Capacity: 182 gross tons, N+1 configuration
- # LTE enodeB Connections Terminating at Site: +/- 338
- Property is expandable from a server space, power and cooling perspective.

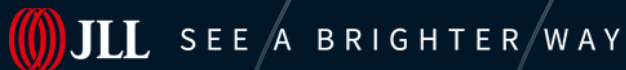
## Property Highlights:

- Subject property is well located in an industrial-oriented submarket near Irvington Blvd and Commonwealth Drive.
- Fully fenced property with keypad lock on gated entrance, ensuring controlled access by authorized personnel.
- Generous land size of 0.89 acres is ideal for expansion or conversion to alternative industrial uses.









### About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

#### JLL Portfolio Disposition Services

##### **Pierce Owens**

Senior Vice President  
DispositionServices@jll.com  
+1 (844) 280 3247

##### **Donna Kolius**

Executive Vice President

##### **Lucas de la Garza**

Associate Broker

#### State Licensee

##### **Graham Cash**

Associate Broker