

# FOR LEASE

## 3636 N Buckner | Dallas, TX 75228



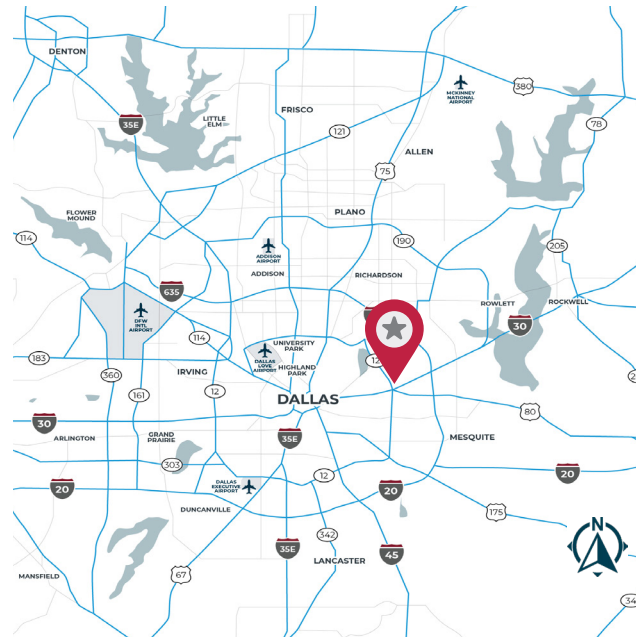
### 84,960 SF ON 9.01 ACRES

#### PROPERTY HIGHLIGHTS

Building Size:	84,960 SF
Office SF:	2,000 SF
Land:	9.01 Acres
Power:	3 Phase 1,200 amps
Loading:	6 dock high doors, 5 grade level doors
Clear Height:	15' - 16'
Zoning:	Light industrial
IOS:	Outside storage allowed
HVAC:	Previously fully air-conditioned and easily restorable

#### NOTES

- Excellent location with quick and easy access to major highways
- 0.31 miles from I-30
- 0.79 miles from US Hwy 80
- New ownership. Complete renovation underway
- New roof, fire lane and hydrants, updated building facade, updated interior, new LED exterior and interior lighting, new exterior fencing and gates, new dock equipment, new exterior gravel, etc



FOR MORE INFORMATION:

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**BRETT LEWIS, SIOR**

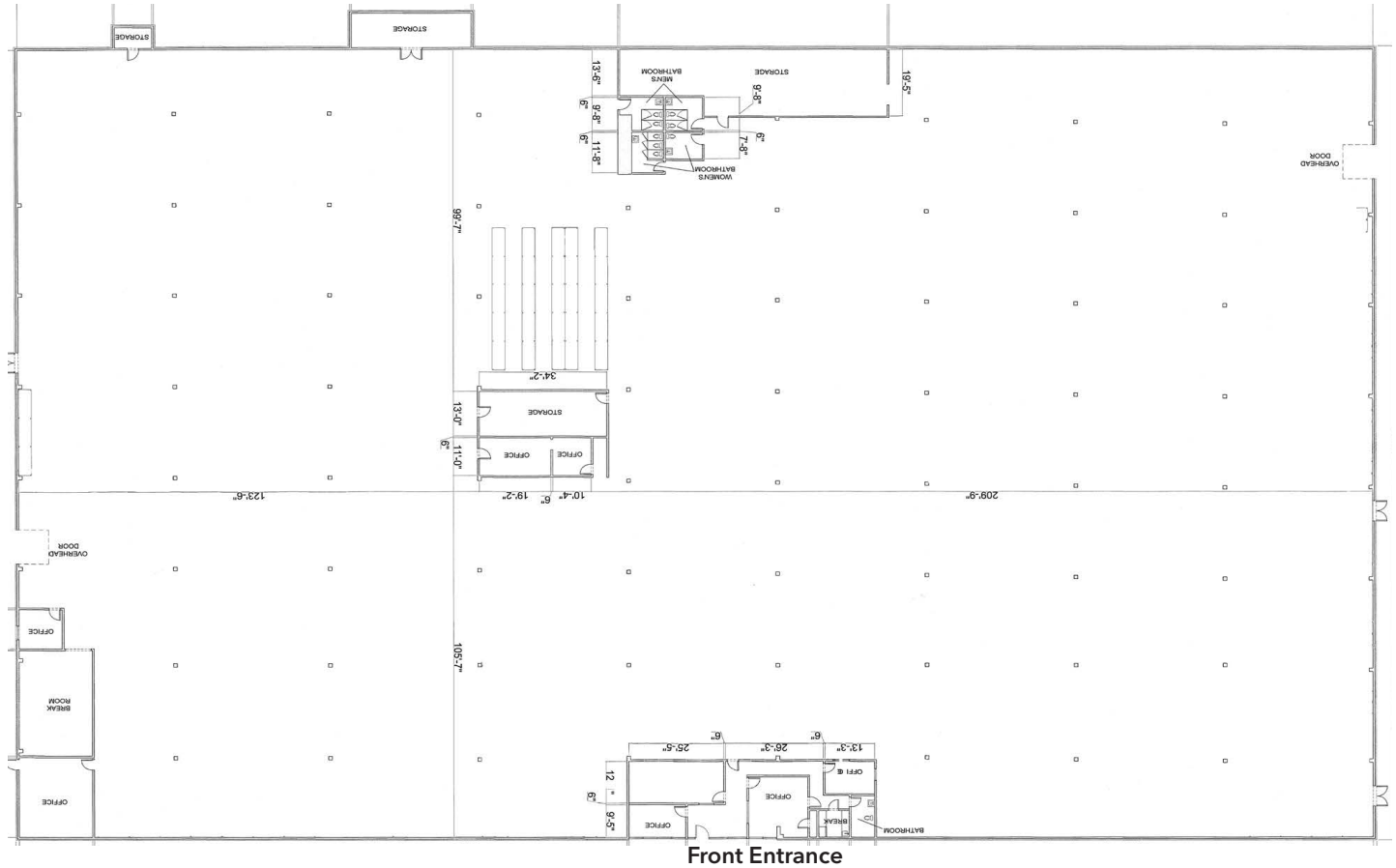
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leadallas.com

**84,960 SF AVAILABLE**

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FOR MORE INFORMATION:

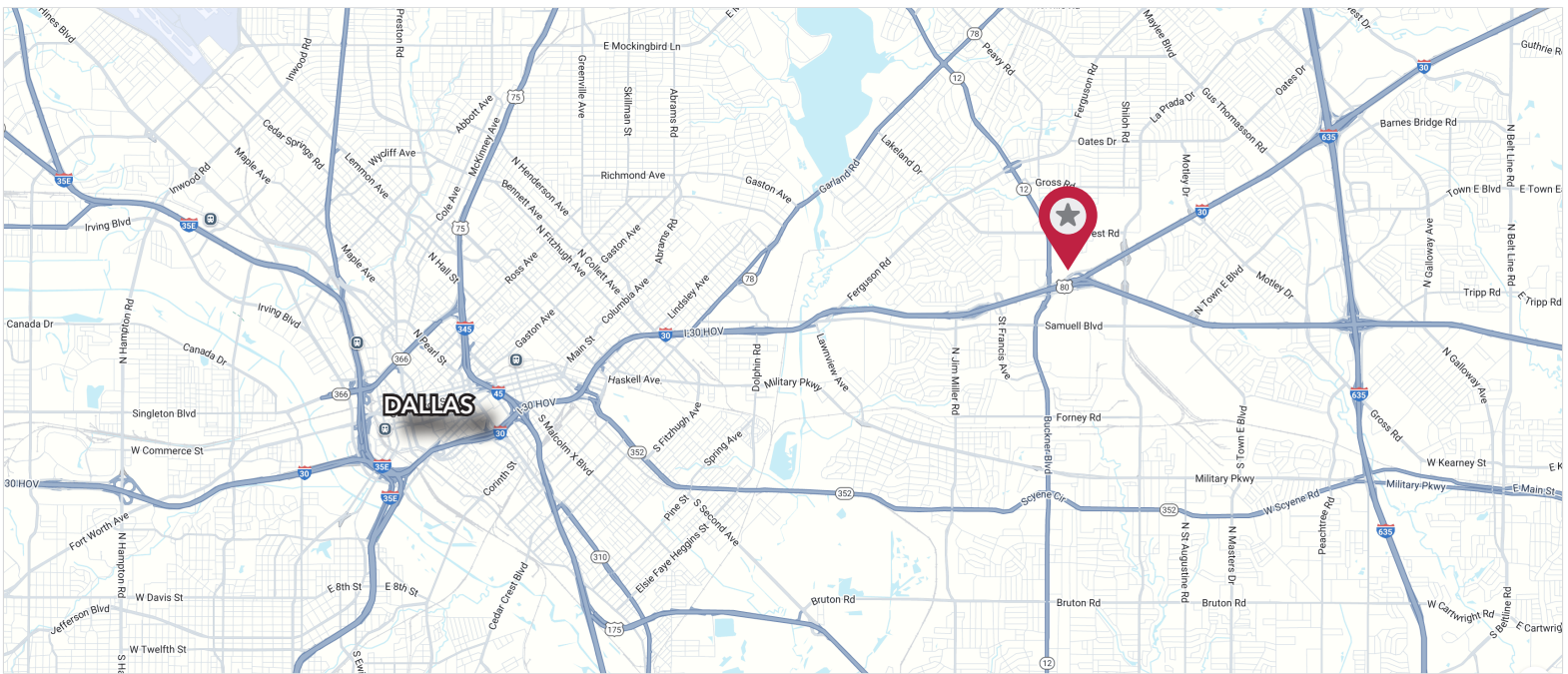
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