



2819 Blystone Ln

2819 Blystone Ln, Dallas, TX 75220

ISSA GROUP

Imran Issa

I&I Northaven Property

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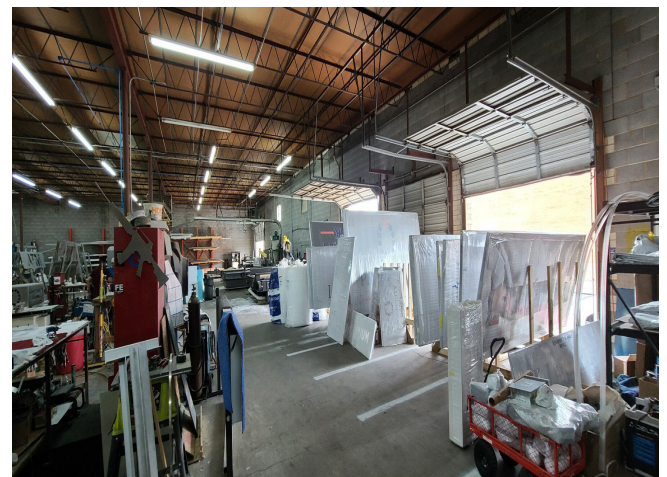
FOR SALE OR LEASE

2819 Blystone Ln

Excellent opportunity to lease or purchase this warehouse industrial space in North West Dallas. The warehouse features 5 offices and a large showroom. Situated near the I-35 & Walnut Hill Lane. The property is located in an industrial neighborhood. Parking is available in front of the building and inside fenced area. The property comes with 3 dock doors and 1 grade level door.

Opportunity for a 1-3 year term....

- Fenced Outside Storage



Rental Rate: \$11./SF

Sale Price: \$175./SF

Property Type: Industrial

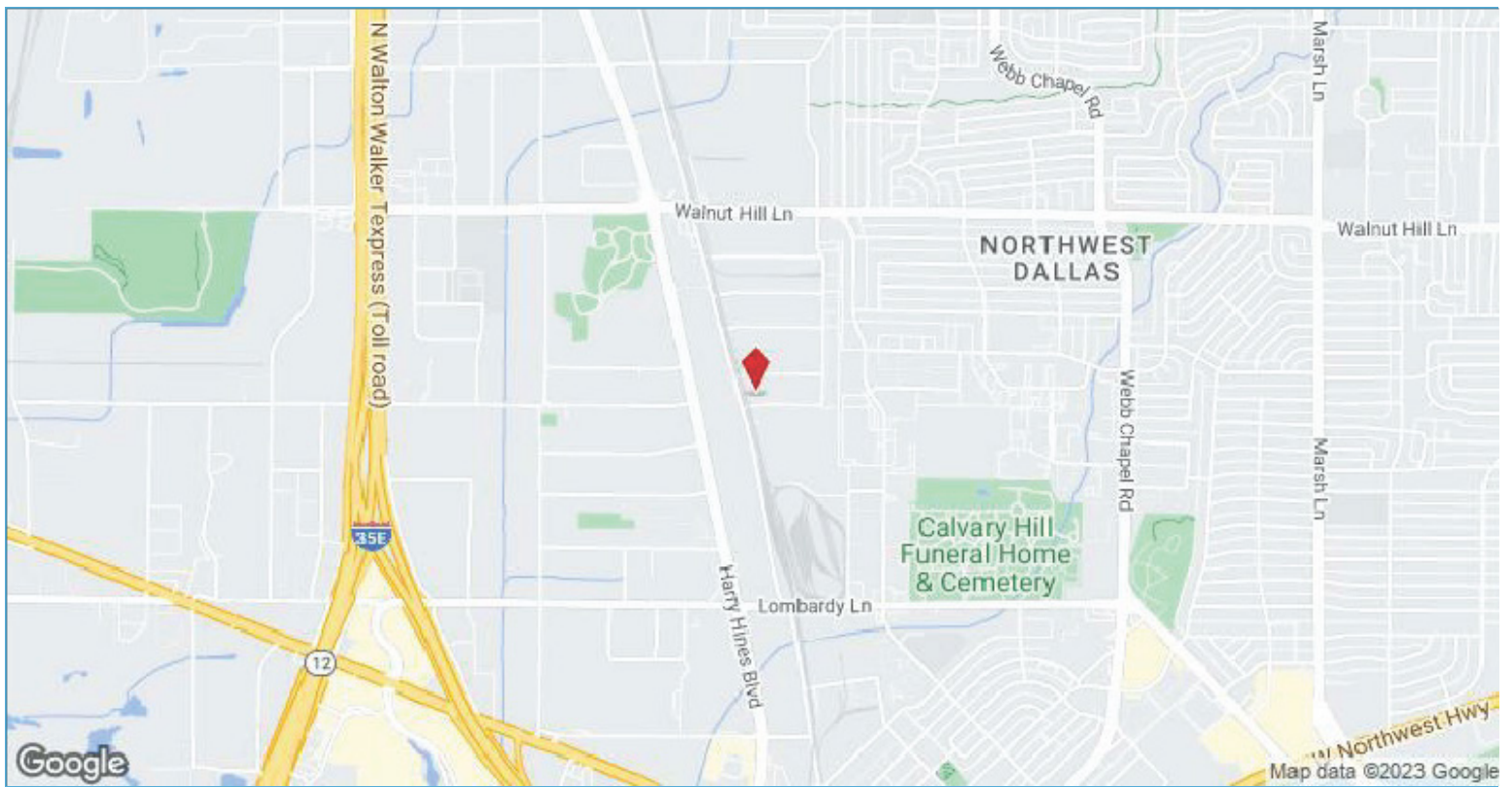
Property Subtype: Distribution

Rentable Building Area: 17,910 SF

Year Built: 1971

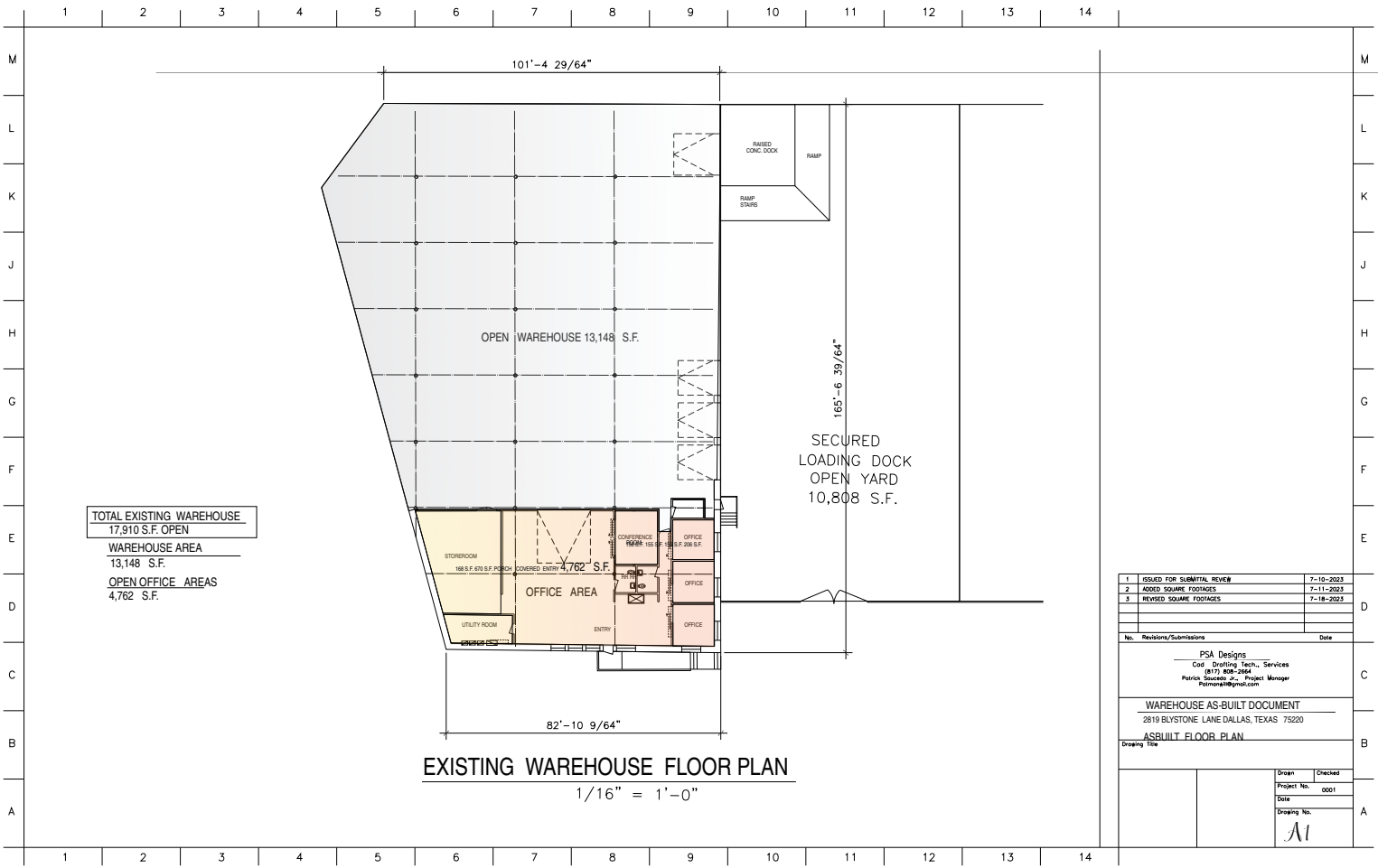
1st Floor

Space Available	17,910 SF
Rental Rate	\$9.00 NNN plus \$2.00 Opex Total \$11.00
Lease Term	Negotiable
Sale Price	\$175/SF Total \$3,134,250.00
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial



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TOTAL EXISTING WAREHOUSE
17,910 S.F. OPEN

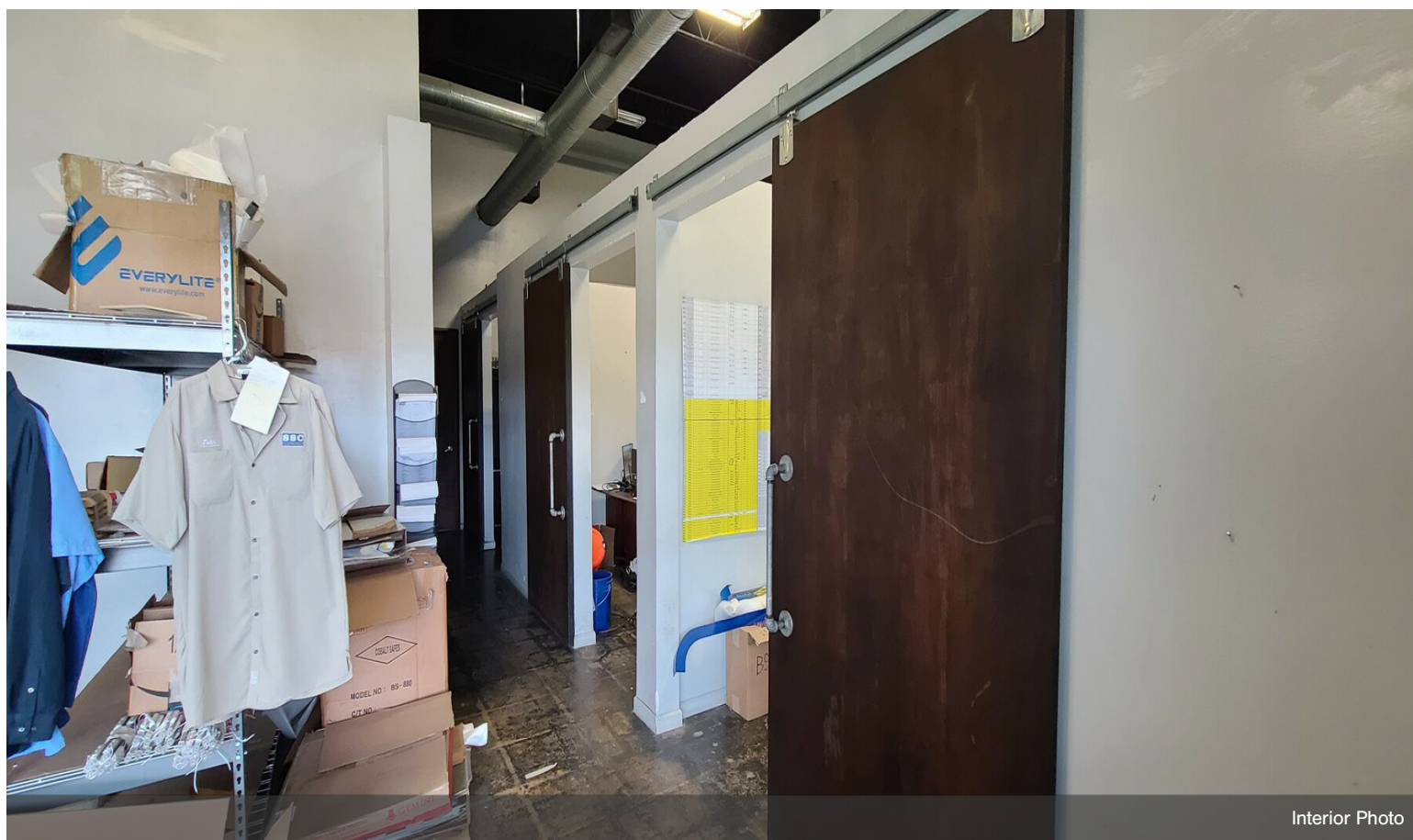
WAREHOUSE AREA
13,148 S.F.

OPEN OFFICE AREAS
4,762 S.F.

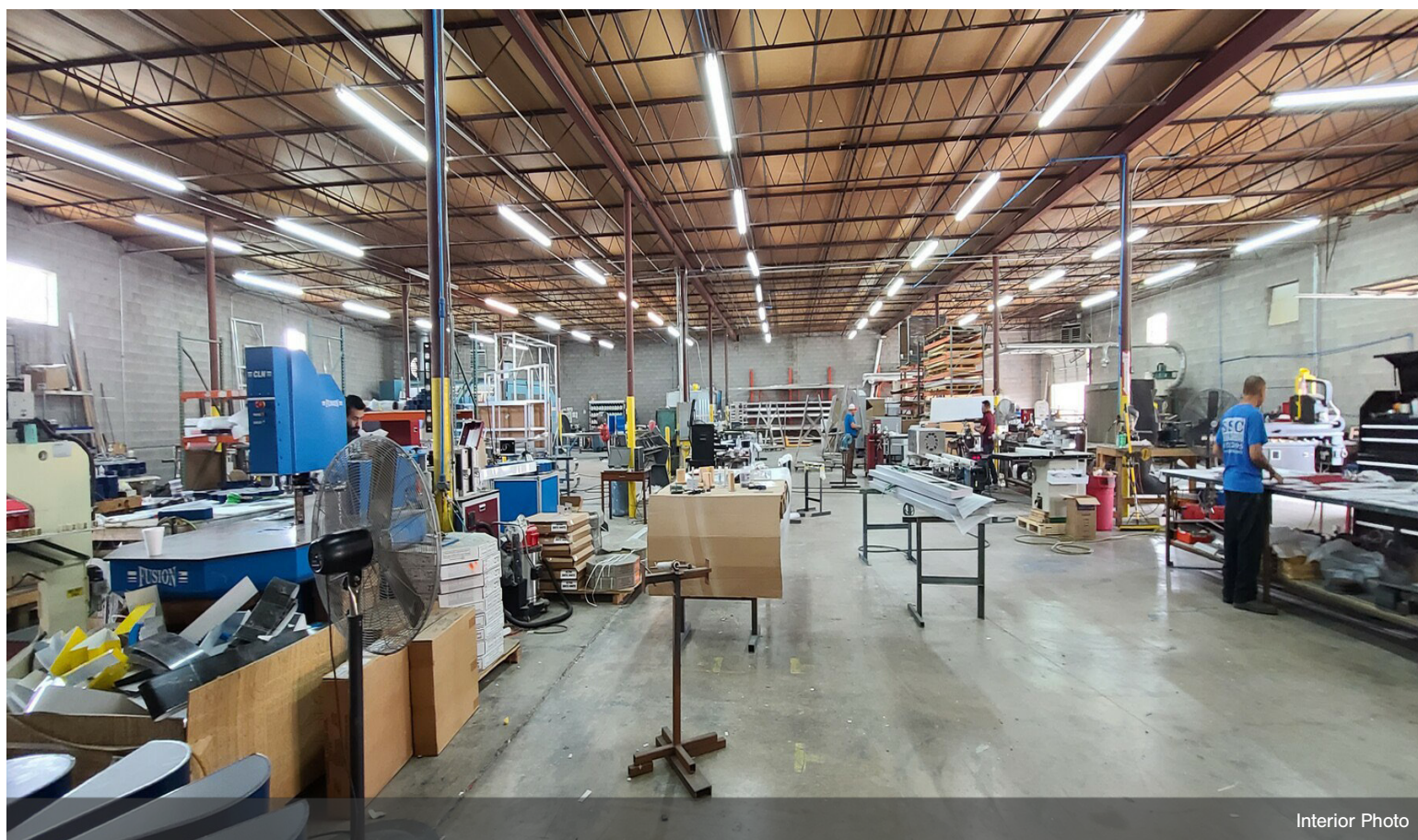
EXISTING WAREHOUSE FLOOR PLAN
1/16" = 1'-0"

1	SOLED FOR SUBMITTAL REVIEW	7-10-2023
2	ADDED SQUARE FOOTAGES	7-11-2023
3	REVISED SQUARE FOOTAGES	7-18-2023
No. Revisions/Submissions		Date
PSA Designs Civil Drafting Tech., Services (817) 800-2664 Patricia Strickland, Project Manager Patricia@psad.com		
WAREHOUSE AS-BUILT DOCUMENT 2819 BLYSTONE LANE DALLAS, TEXAS 75220		
ASBUILT FLOOR PLAN		
Drawing Title		
Drawn	Checked	
Project No.	0001	
Date		
Drawing No.		
M		

Property Photos



Interior Photo

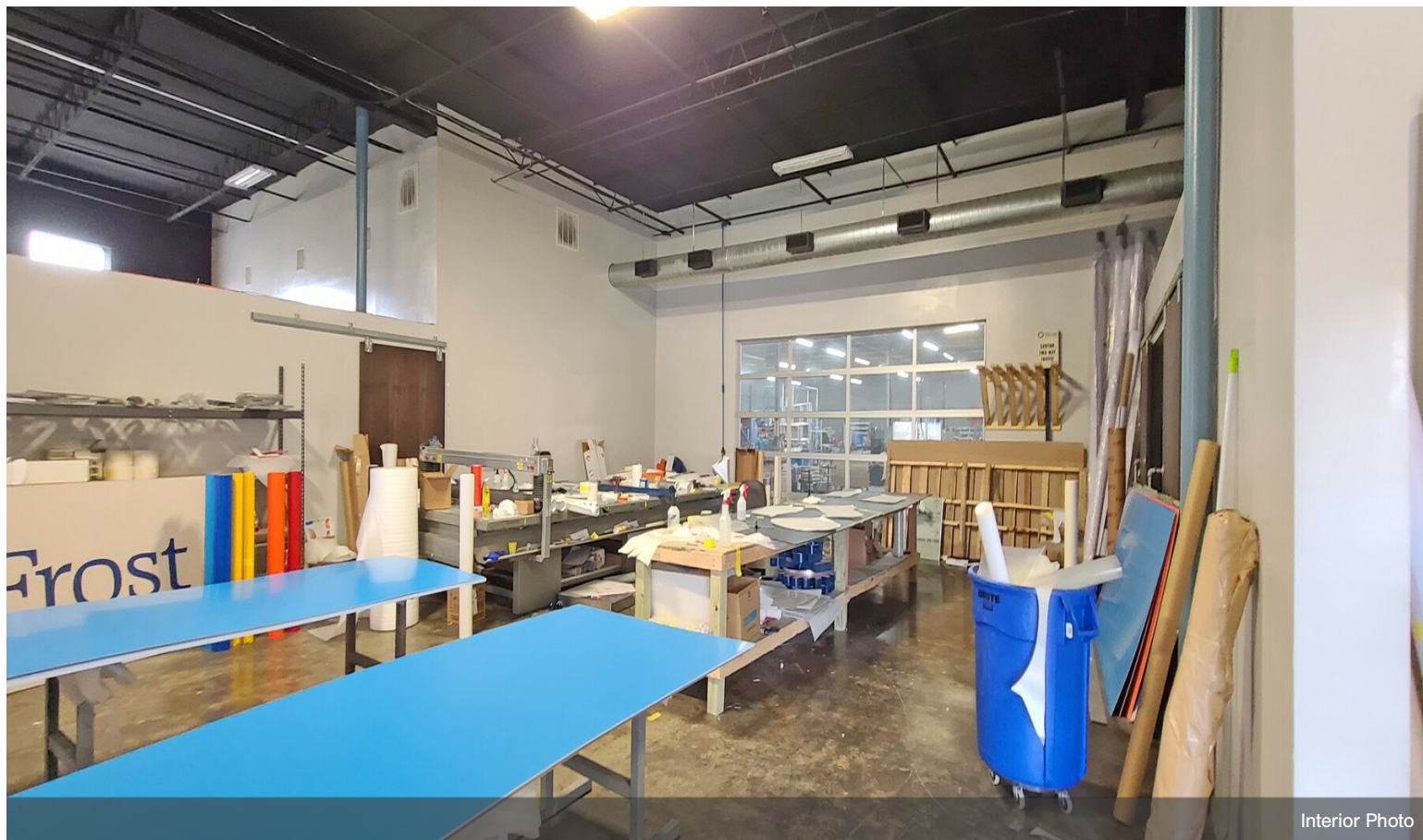


Interior Photo

Property Photos



Building Photo



Interior Photo

Property Photos

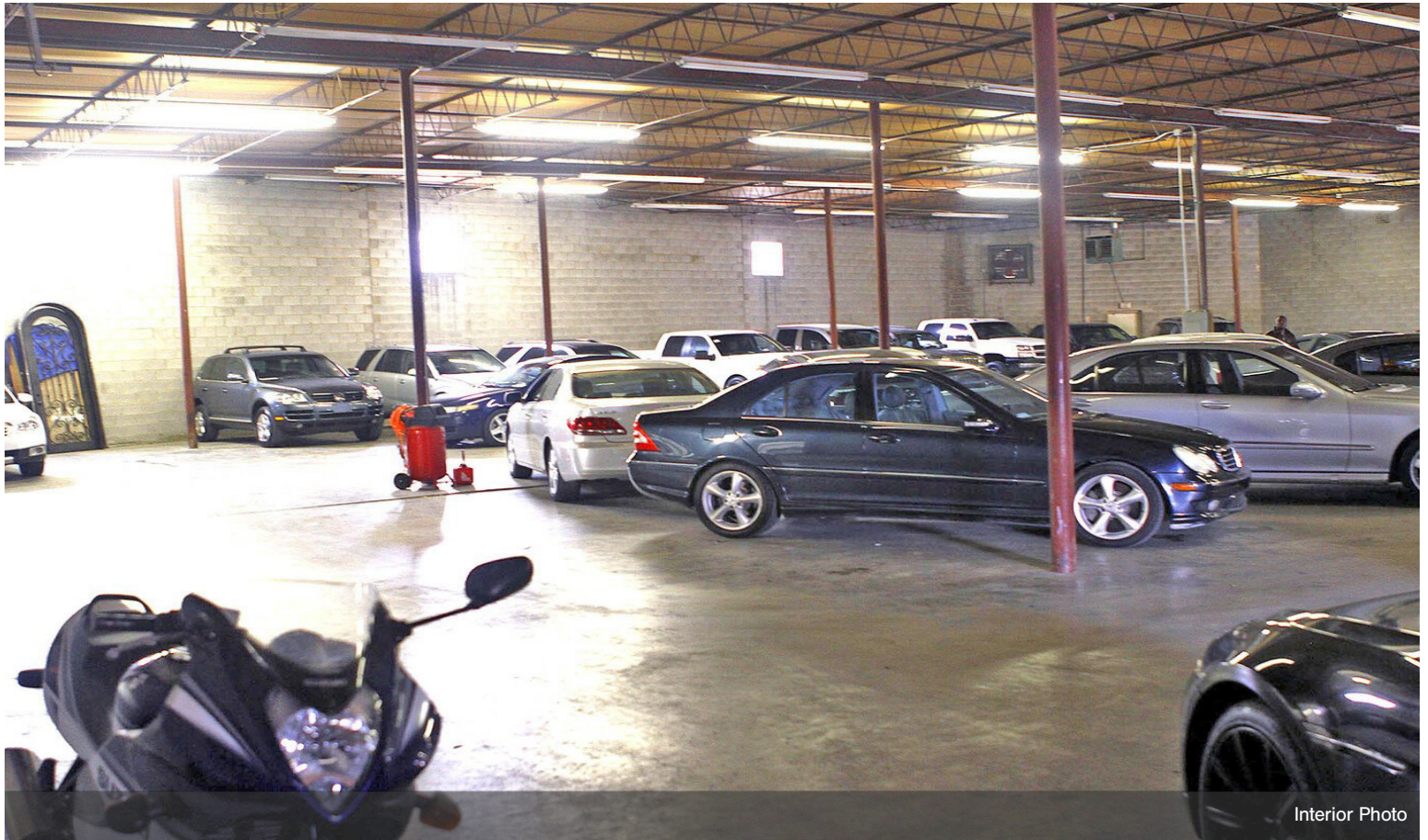


Building Photo



Building Photo

Property Photos

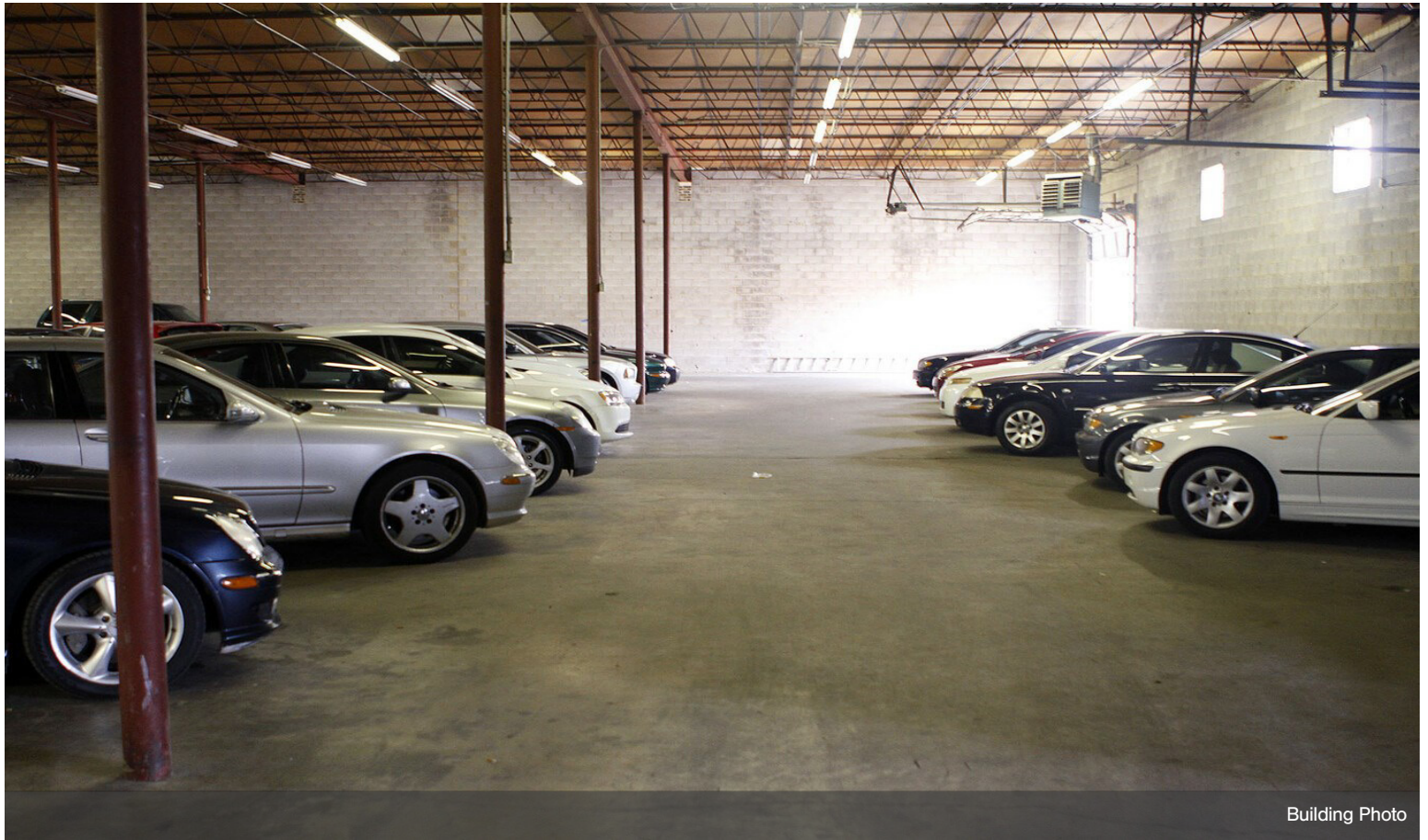


Interior Photo



Interior Photo

Property Photos



Building Photo



Building Photo