

# WILEY BROS.



## SPECIAL NEWSLETTER

Re: Office - Warehouse Building - **6,540 Square Feet**  
**2950 Congressman Lane**  
WALNUT HILL INDUSTRIAL DISTRICT  
Dallas, Texas

This space is available for IMMEDIATE OCCUPANCY.  
A **FLOOR PLAN** showing the layout of this space is on the reverse side of this newsletter. This property's interior is effective completely new: interior partitions, ceilings, and entire mechanical, electrical, and plumbing systems.

1. Lease space contains a total of **6,540 square feet**.
2. The **650 square feet** of fully electric HVAC office space include:
  - A. 2 - Private offices
  - B. General office - Reception area
  - C. Closet
  - D. 2 - Restrooms
3. LED lighting throughout the office and warehouse areas.
4. Warehouse ventilated with a 36" exhaust fan.
5. Natural gas service connection is available in the warehouse area for equipment.
6. 10 - Off-street parking spaces - All concrete paving.
7. 2 - Truck loading doors - DOCK HIGH.
8. Separate entrance to the warehouse.

Please contact our office for arrangements to see this space.

**Monthly Rental - \$6,300.00** (\$11.56/SF) based on a 3 or 5 year lease.

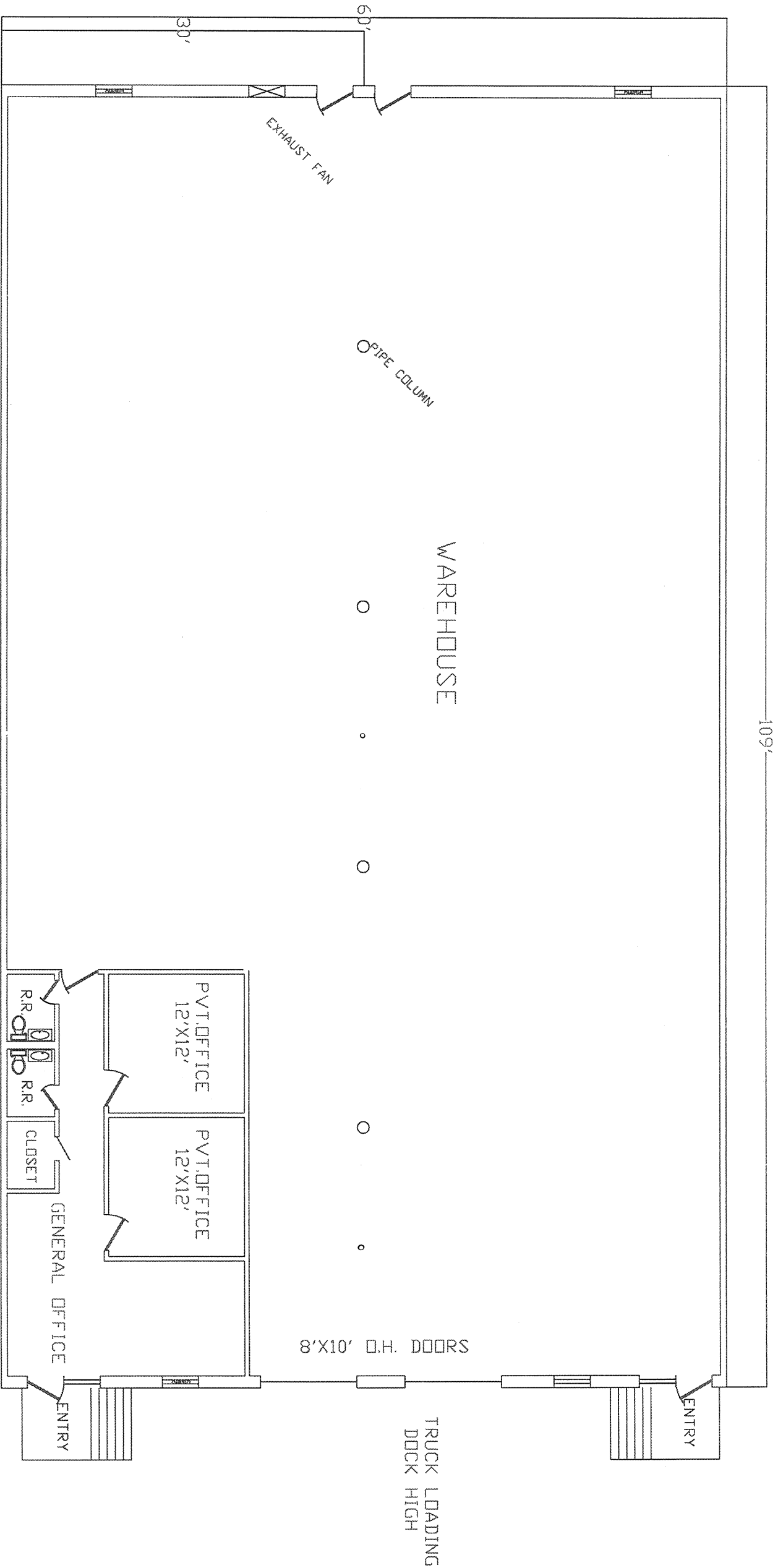
Very truly yours,

**WILEY BROS. MANAGEMENT CORP.**

By: \_\_\_\_\_

CON954-1.910

**2803 Virgo Lane, P O Box 541323, Dallas, TX 75354-1323**



2950 CONGRESSMAN LANE  
TOTAL AREA-6,540 SQ.FT.  
A/C OFFICE- 650 SQ.FT.