

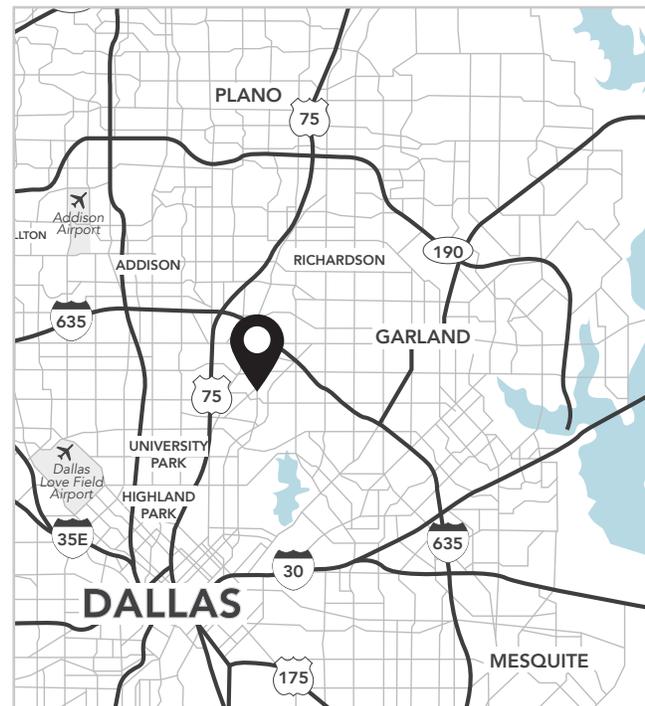
# 11333 PAGEMILL ROAD

DALLAS, TX



## SITE FEATURES

- Total Building Area 127,725 SF
- Includes +/- 23,000 SF of mezzanine
- Total HVAC 100%
- Office Area 39,189SF (Can be reduced)
- Land Area 5.51 acres
- Clear Height 23'
- Column Spacing 46' w x 28'd
- Loading Configuration Rear Load
- Truck Court Depth 130'
- Auto Parking 295
- Dock Doors 4 (Expandable)
- Drive-In Doors 1
- Zoning IR
- Construction Year 1979
- Fire Protection System Wet Sprinklers
- Power 277 - 480v +/- 11,000 amps of panels  
Transformer: 750 KVA  
Oncor upgrade available



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**STREAM**

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## SITE PLAN



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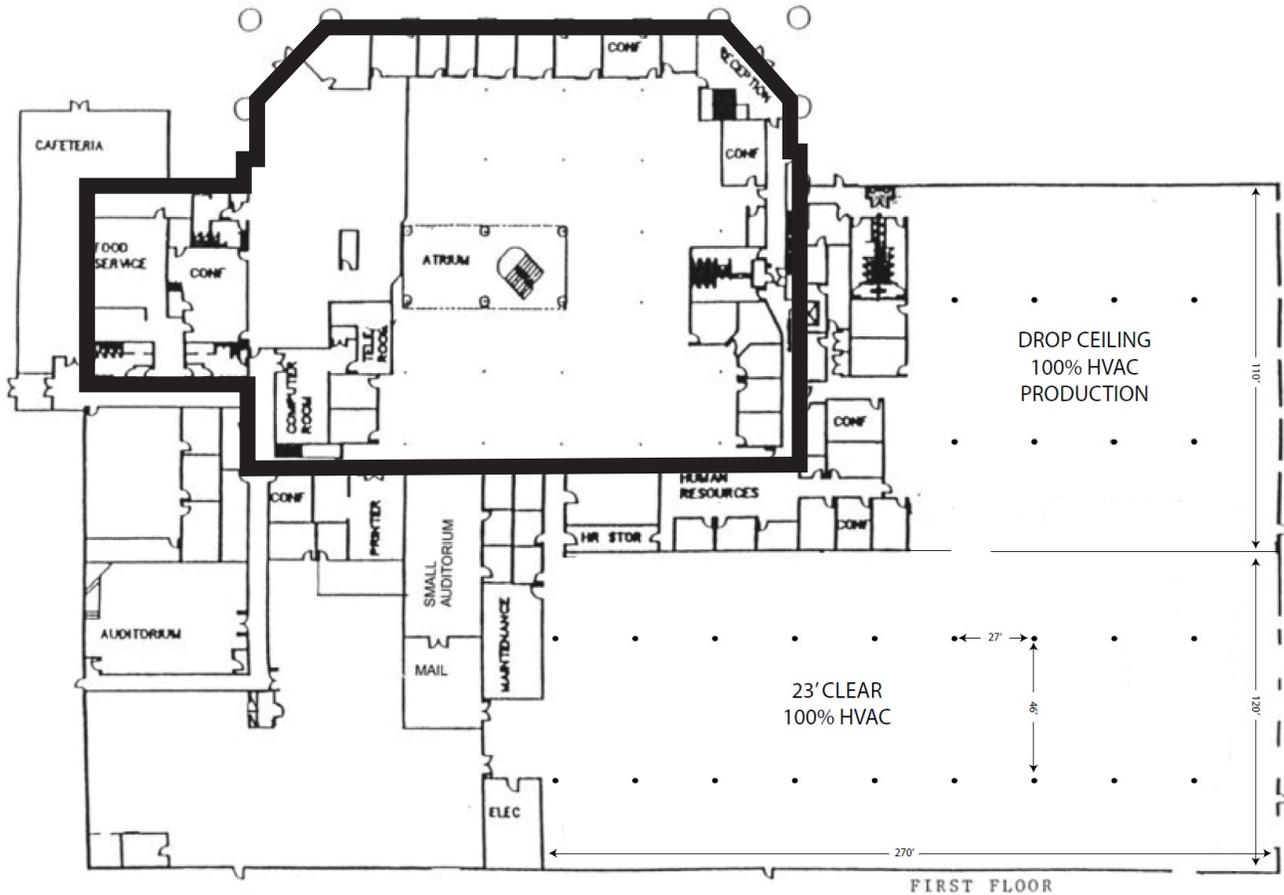
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## FLOORPLAN



- +/- 23,000 SF mezzanine office area - is included in the building area
- The office can be removed +/- 104,00 SF