

# WILEY BROS.



## SPECIAL NEWSLETTER

Re: Office - Shop - Warehouse - **3,990 Square Feet**  
**2841 Anode Lane**  
WALNUT HILL INDUSTRIAL DISTRICT  
Dallas, Texas

This space is available for **IMMEDIATE OCCUPANY**.  
A **floor plan** showing the layout of the space is on the reverse side of this newsletter.  
Listed below are some of the features of the building:

1. Lease space contains a total of **3,990 square feet**.
2. The **720 square feet** of A/C office space include:
  - A. 2 - Private offices (12' x 14')
  - B. General office - Reception area
  - C. Stationery closet
  - D. 2 - Rest rooms
3. Warehouse has LED lighting.
4. Warehouse has air conditioner equipment (excluded from lease).
5. 6 - Off street parking spaces - All concrete paving.
6. 1 - Truck loading door - DOCK HIGH.

Please contact our office for arrangements to see this space.

**Monthly Rental - \$3,600.00** (\$10.82/GSF INDUSTRIAL GROSS)  
based on a 3 year lease.

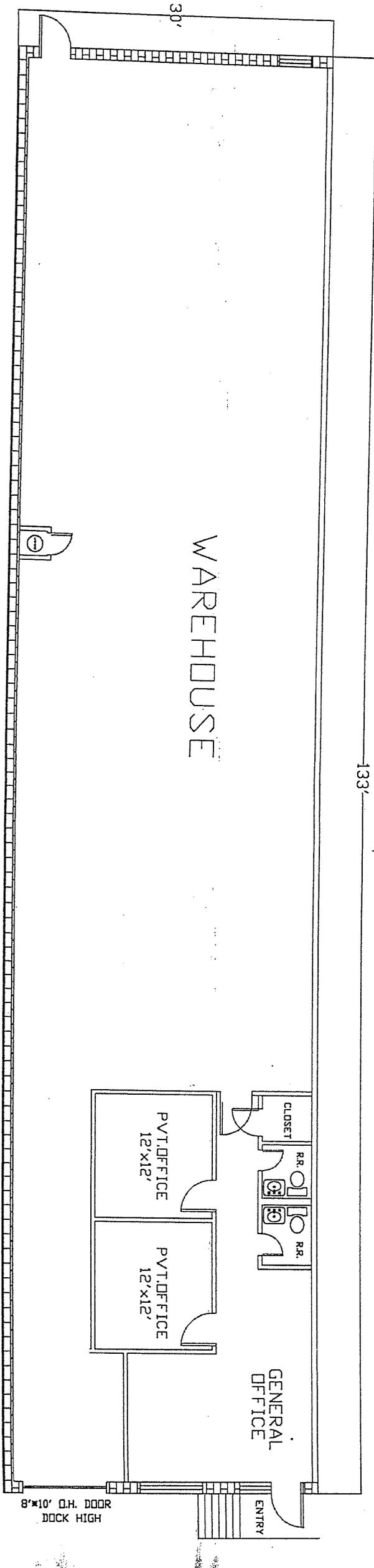
Very truly yours,

**WILEY BROS. MANAGEMENT CORP.**

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

ANO841-7.103

**9990 Monroe DR #202 • Dallas, TX 75220 • 214/351-5397**



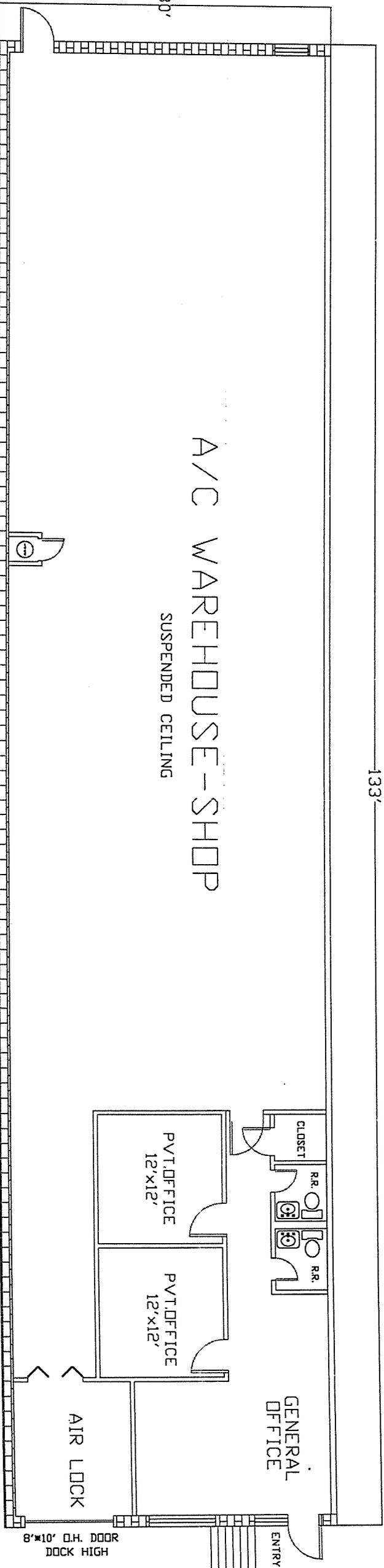
SCALE	1/16"=1'	PROJECT	2841 ANODE LANE	DWG NO.	
DATE	29 SEPT 04	TOTAL AREA-	3,990 SQFT.	JOB NO.	
DRAWN	C OSTERHOLT	A/C OFFICE-	700 SQFT.	SHEET NO.	1
TITLED		<b>WILEY BROS.</b> CONTRACTORS & INVESTMENT BUILDERS 9799 KOSMOS DRIVE PALM LAKE, TEXAS 75229			
REVISION					

133'

# A/C WAREHOUSE-SHOP

SUSPENDED CEILING

30'



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DATE	29 SEPT 04	TOTAL AREA	3,990 SQ.FT.	JOB NO	
DRAWN	C OSTERHOLT	A/C OFFICE	700 SQ.FT.	SHEET NO	1
TRACED		WILEY BRDS			
REVISION		CONTRACTORS & INVESTMENT BUILDERS			
		9990 MEMOR DRIVE DALLAS, TEXAS 75220			