

WILEY BROS.

SPECIAL NEWSLETTER

Re: Office - Warehouse Building - **9,906 Square Feet**
3330 Garden Brook Drive
NORTH DALLAS BUSINESS PARK
Farmers Branch, Texas

This "free standing" all masonry building will be available for occupancy
MARCH 2025.

A floor plan showing the layout of the space is shown on the reverse side of this letter.
Listed below are some of the features of the building.

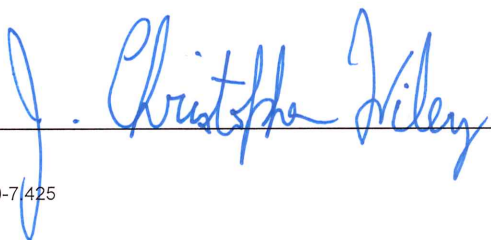
1. The building contains a total of **9,906 square feet.**
2. The **1,000 Square Feet** of A/C office space include:
 - A. 3-Private offices (12' x 14")
 - B. General office and reception area
 - C. 2-rest rooms
 - D. Stationery closet
3. Warehouse heated with gas fired heaters.
4. Warehouse ventilated with a 36" exhaust fan.
5. Warehouse lighted with fluorescent light fixtures.
6. Warehouse has 14' clear height.
7. 2-Steel overhead doors for truck loading. Building is DOCK HIGH.
8. 14-Off Street parking spaces, all concrete paving.

Monthly Rental - \$9,700.00 (\$11.75/SF) based on a 3 year lease.

Very truly yours,

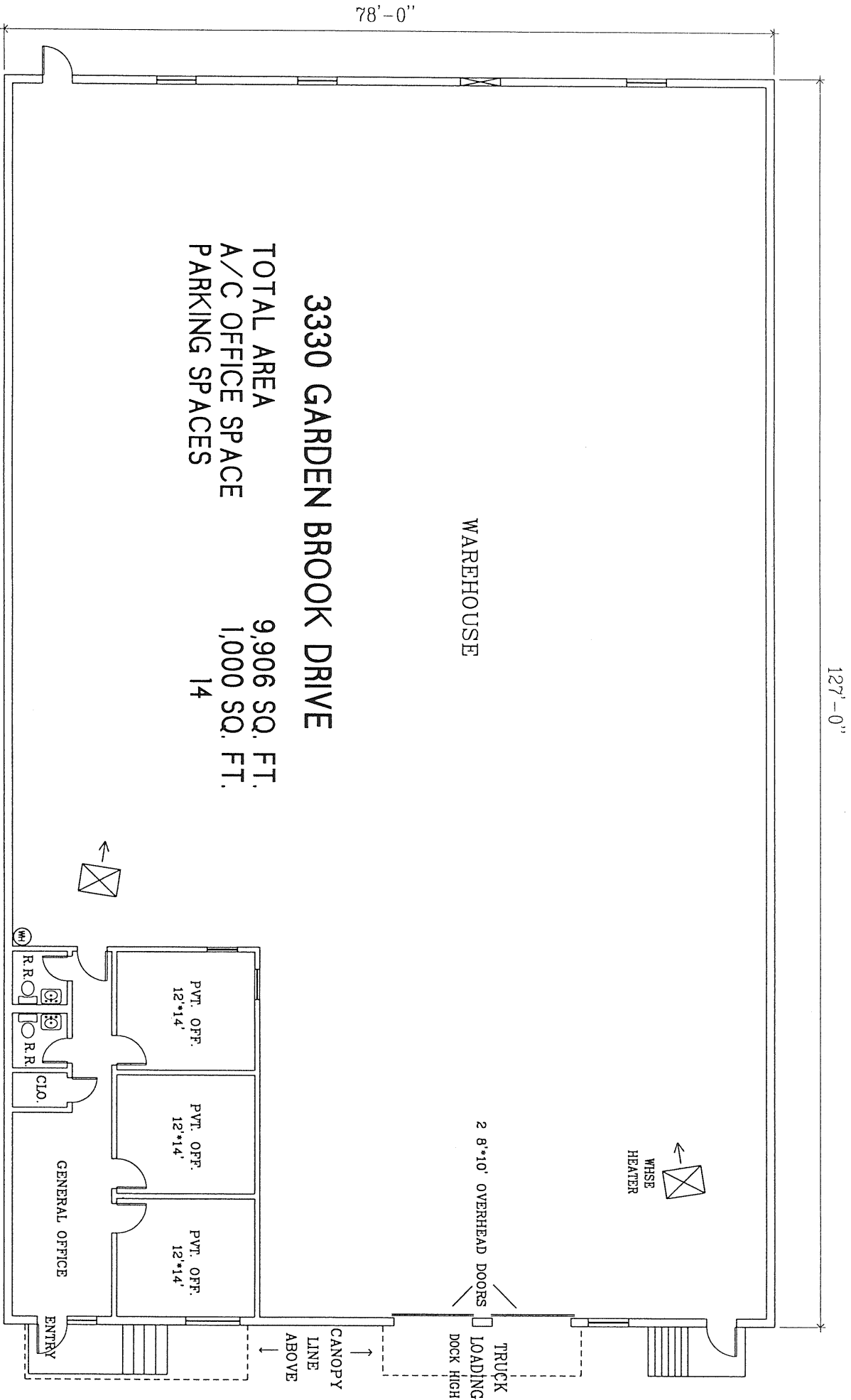
WILEY BROS. MANAGEMENT CORP.

By: _____



GAR330-7425

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



3330 GARDEN BROOK DRIVE

TOTAL AREA 9,906 SQ. FT.

A/C OFFICE SPACE 1,000 SQ. FT.

PARKING SPACES 14

WAREHOUSE

2 8'x10' OVERHEAD DOORS

TRUCK
LOADING
DOCK HIGH

WHSE
HEATER

CANOPY
LINE
ABOVE

GENERAL OFFICE

ENTRY

PVT. OFF.
12'x14'

PVT. OFF.
12'x14'

PVT. OFF.
12'x14'

R.R.

R.R.

CLO.

REVISIONS	BY	DATE

PROJECT: OFFICE-WAREHOUSE SPACE AT 3330 GARDEN BROOK DRIVE	WILEY BROS. CONTRACTORS & INVESTMENT BUILDERS 9990 MONROE DRIVE DALLAS, TEXAS 75220 SUITE #122 351-5397
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DRAWN: JTW	CHECKED: CHW
DATE: 11/1/81	SCALE: 1/8" = 1'-0"
SHEET NO. 1	SHEET
N-1	
OF 1 SHEETS	