



## 10,100 SF Available - Freestanding Building

### Property Highlights

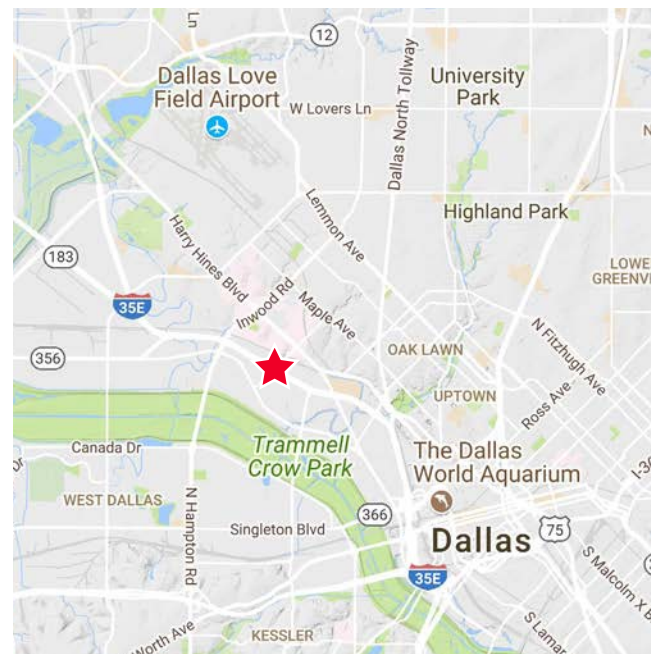
- Dallas Design District Area
- New LED Lighting, Overhead Doors, Hot Water Heater (May 2026)
- ± 950 sf Office (painted May 2026)
- 2 Dock Doors (1 Ramped)
- 400 Amp 3 Phase Power
- 14' Clear Height
- Excellent Irving Boulevard Exposure
- Available Occupancy June 2026

#### Jay R. Lucas, CCIM

Senior Director

+1 972 754-2246

[jay.lucas@cushwake.com](mailto:jay.lucas@cushwake.com)



2021 McKinney Ave, Suite 900

Dallas, Texas 75201

Off +1 972 663 9705

fax +1 972 663 9999

[cushmanwakefield.com](http://cushmanwakefield.com)



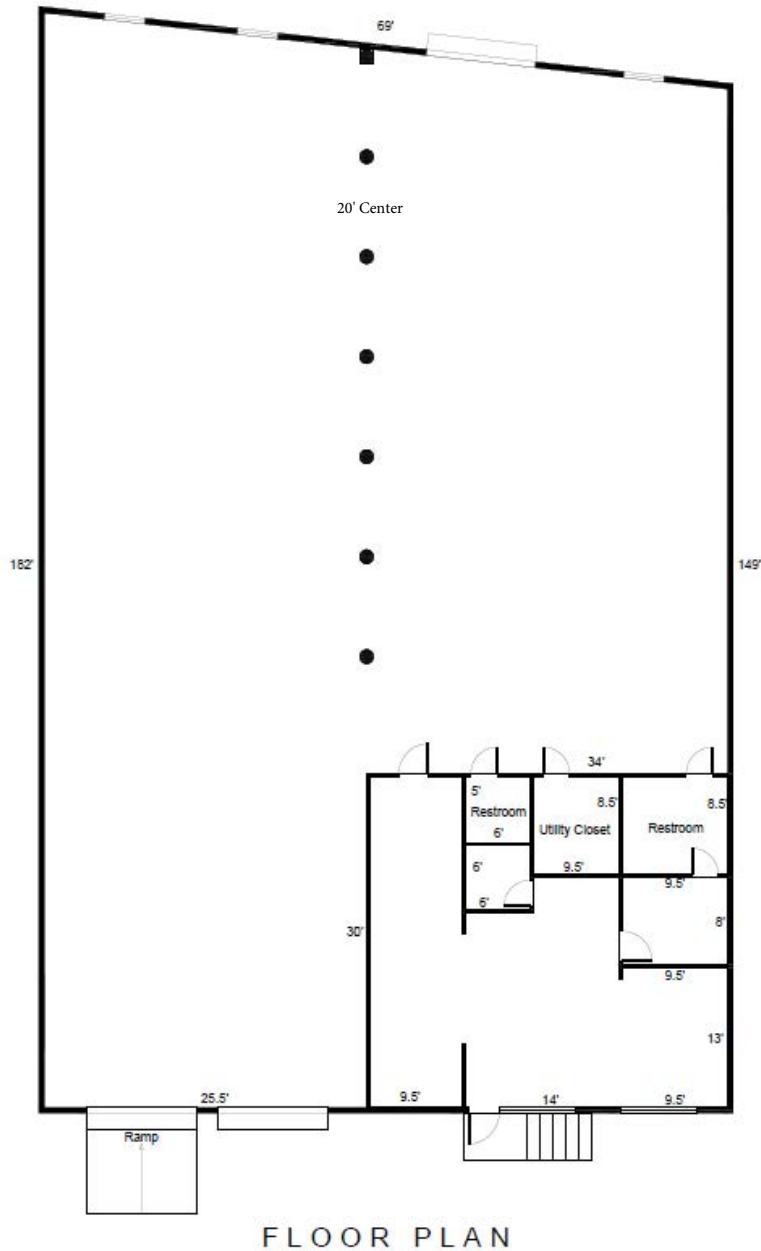
**CUSHMAN &  
WAKEFIELD**

FOR LEASE or SALE

**2611 Irving Blvd**

Dallas, Texas 75207

**Site Plan**



**Interior Photographs**



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fax +1 972 663 9999  
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