



# For Lease or Sale

15,320 SF on .98 Acres | FULLY HVAC

3605 Kim Drive | Irving, TX 75061

Available Immediately

## JLL Contacts

### Graham Cash

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Associate  
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Owned by:



Shoal Creek Capital



## Property Specifications

- 15,320 SF on .98 Acres Available
  - ±1,220 SF First Floor Office
    - Open Entryway
    - Open Bullpen with Breakroom
    - 2 Private Offices | IT Closet
    - Unisex Single RR | 2 Women's RR
  - ±2,785 SF Mezzanine Office
    - Bullpen Office
    - Large Conference | Training Room
    - Breakroom | IT Closet
    - 1 Men's RR | 2 Women's RR
  - ±991 SF Storage Building
- 100% HVAC
- 20' clear height
- 2 Grade Level Doors
- 1 Dock High Door
- Fully Sprinklered (Class III)
- ML-20a Light Industrial Zoning
- 15 Striped Parking Spaces
- Heavy Power (Estimated 1200 Amps)
- Tilt Wall
- Clear Span
- Racking available if needed
- YOC: 1985

## Site Plan

