

**FOR LEASE**

**J. SMALL**  
INVESTMENTS

**9773 Harry Hines Blvd Dallas, TX 75220**



## **TRUCKING TERMINAL / FLEET / VEHICLE SERVICE FACILITY AVAILABLE**

### **SIZE**

17,200 SF ON 9 ACRES (6.5 ACRES PAVED)

### **HIGHLIGHTS**

Transportation facility comprised of maintenance bays, truck wash, office, and gated entrance with electric fence

### **LOCATION**

Centrally located minutes away from Highway 114 and I-35. Approximately 9 miles from Downtown Dallas and 14 miles to Dallas/ Fort Worth International Airport. Across the street from the DART Green Line.

**CHARLIE RICHMAN**  
crichman@jsmall.com  
214-351-6300

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### LAND AREA

- 9 acres

### OFFICE AREA

- 5,280 sf office
- 6 private offices
- Reception area
- Driver lounge with 24 hour code access
- Break room area

### UTILITIES

- 240 three phase and 218 three phase

### WAREHOUSE FACILITY

- 9,120 SF warehouse
- 9 grade level doors with 14 X 16 manual overhead doors
- 4 drive-in service bays
- 1 drive-thru dedicated wash bay
- Above ground oil and gas separator
- Heated warehouse

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