



**2809 Capital Street  
Wylie, Texas 75098**

**FOR SALE 8,605 SF**  
**FOR LEASE 2,050-8,605 SF**

**NAI Robert Lynn**  
**Industrial**



## PROPERTY FEATURES + MAP



Four (4) Grade Level Door



Fenced Outside Storage



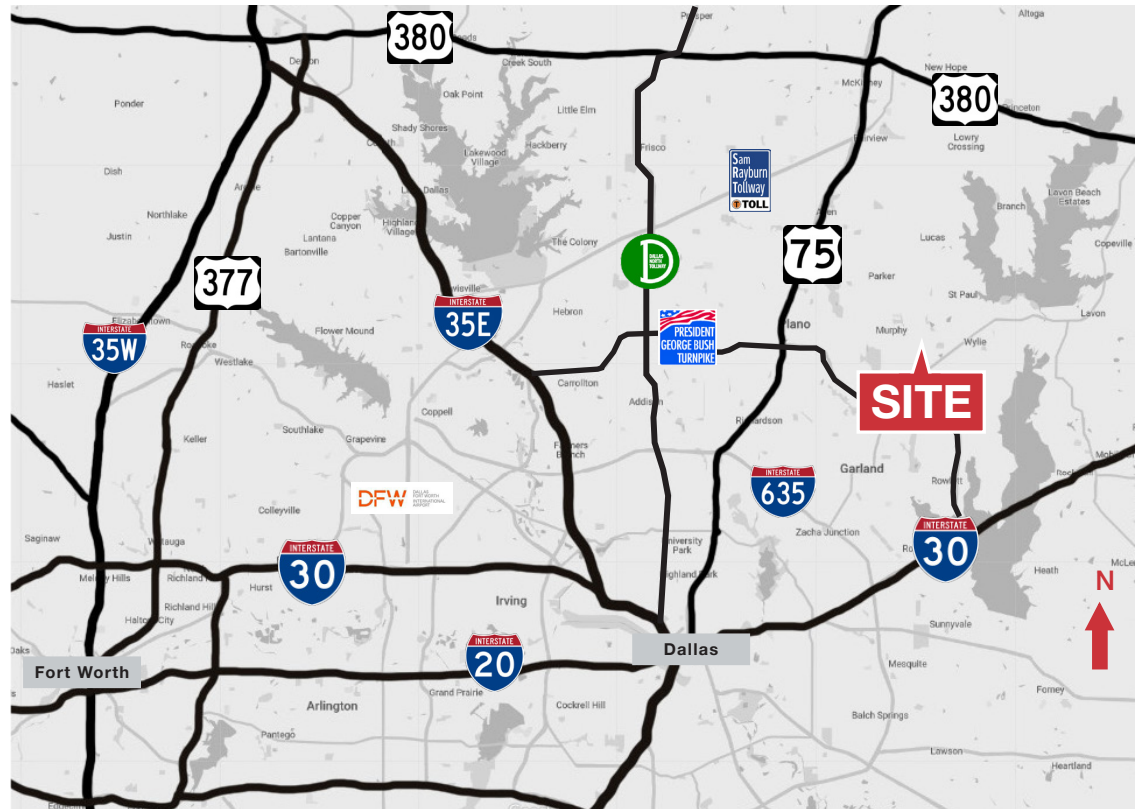
25 Parking Spaces



3 Phase Power



Lease Rate: Contact Broker  
Sale Rate: Contact Broker



### DISTANCE TO:

28 Miles to Downtown Dallas

30 Miles to Love Field Airport

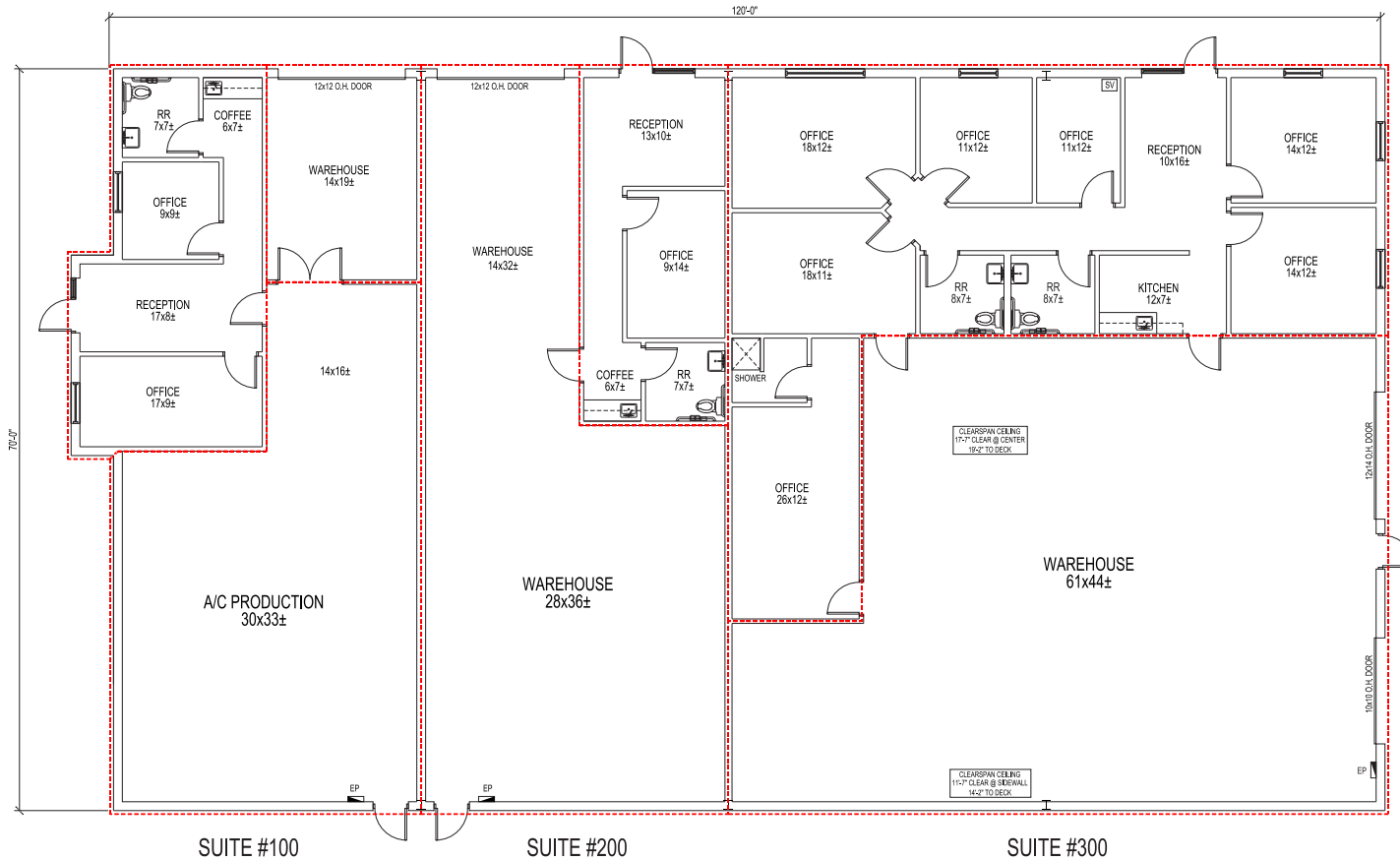
34 Miles to DFW International Airport

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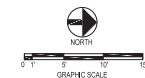
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# FLOOR PLAN



TABULATIONS:		
SUITE:	AREA:	SQ. FT.:
100	OFFICE	617
	A/C PRODUCTION	1,239
	WAREHOUSE	298
	<b>TOTAL:</b>	<b>2,154</b>
200	OFFICE	479
	WAREHOUSE	1,571
	<b>TOTAL:</b>	<b>2,050</b>
300	OFFICE	1,929
	WAREHOUSE	2,472
	<b>TOTAL:</b>	<b>4,401</b>
<b>BUILDING TOTAL:</b>		<b>8,605</b>



## AGENT

**Greyson Calhoun**  
**214.256.7118**  
**GALHOUN@NAIRL.COM**

**Anna Miller**  
**469.475.9219**  
**AMILLER@NAIRL.COM**

**Chase Miller, SIOR**  
**214.256.7131**  
**CMILLER@NAIRL.COM**

**NAIRL Robert Lynn**

4851 LBJ Freeway, 10th Floor  
 Dallas, TX 75244  
 214.256.7100 | [nairl.com](http://nairl.com)

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