



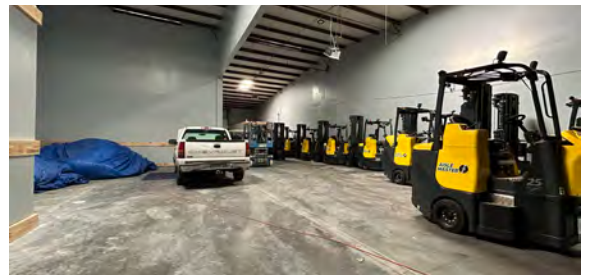
FOR LEASE

17800 DICKERSON ST

65,460 RSF | Flex Space Available

THE PROPERTY

Building Size	65,460 SF
Individual Units	25
Parking	92± designated concrete paved parking spaces
Zoning	MU-1 (Mixed Use)
Overhead Doors	42, grade-level (12x14 avg.)
Celing Heights	24± feet (warehouse); 9± feet (office)
HVAC	<ul style="list-style-type: none">• PTAC units (Package terminal air conditioner); 1 per Suite• Warehouse areas only have heating, supplied by gaspowered suspended heaters.• Front office has a HVAC package unit (groundmounted).
Restrooms	1 bathroom set per Suite
Floors	Sealed concrete in warehouse areas
Lighting	Fluorescent 2' x 4' lay-in fixtures for the office are
Power	Three-Phase





LOCATION

DINING

(< 5 Miles)

- Bahama Bucks
- Banana Leaf Thai Cuisine
- Blu's Barbecue
- Braum's
- Bubala Café & Grill
- C. Rolls Sushi
- Cadot Restaurant
- Café de France
- Chipotle Mexican Grill
- Coffee House Café
- Cowboy Chicken
- Deli News
- Edible Arrangements
- Fajita Pete's
- Firehouse Subs
- Golden Chick
- Grandmas' Bakery
- Hot Pizza Dallas
- India Chaat Cafe
- Jamba
- Jarams Donuts
- Jimmy John's
- Joes Pizza
- John's Backyard Grill
- LEKKA Mediterranean
- La Hacienda Ranch
- Lavendou Bistro Provencal
- McDonald's
- Mumbai Grill
- Nelson's
- Pizza Hut
- Sharky's Bar & Grill
- Shebelle Ethiopian Cuisine & Bar
- Shiraz Mediterranean Grill
- Speranza
- Starbucks
- The Gelato Cone
- The Irishman Pub
- The Kolache Bake Shop
- The Pizza Guy
- The Spin Coffee & Vinyl
- Wendy's
- Whistle Britches
- Wingstop

RETAIL

(< 5 Miles)

- AT&T
- Bath & Body Works
- Bent Tree Country Club
- Dallas North Builders Hardware
- Davenport Printing N Designz
- Diamond & Fine Jewelry
- Dougherty's Pharmacy
- Haynes John T
- HLM Diamond Connection
- Keeks Designer Handbags
- Kroger
- L'Unique Jewelry
- Labels Designer Consignment
- My Secret Closet Consignment
- Resale Pennies For Heaven
- R.W Diamond Broker
- Ramani Jewelers
- Shira Diamonds
- The Arbors on Preston Road
- The Clubs of Prestonwood - The Creek
- The Framesmith
- Tom Thumb

DEMOGRAPHICS

(5 Miles)

Median Age
36.9

Average Household Income
\$106,568

2024 Population
384,984



Taylor Lynch
972.834.3339
tlynch@forgecommercial.com

Grant Sumner
214.244.6972
gsumner@forgecommercial.com