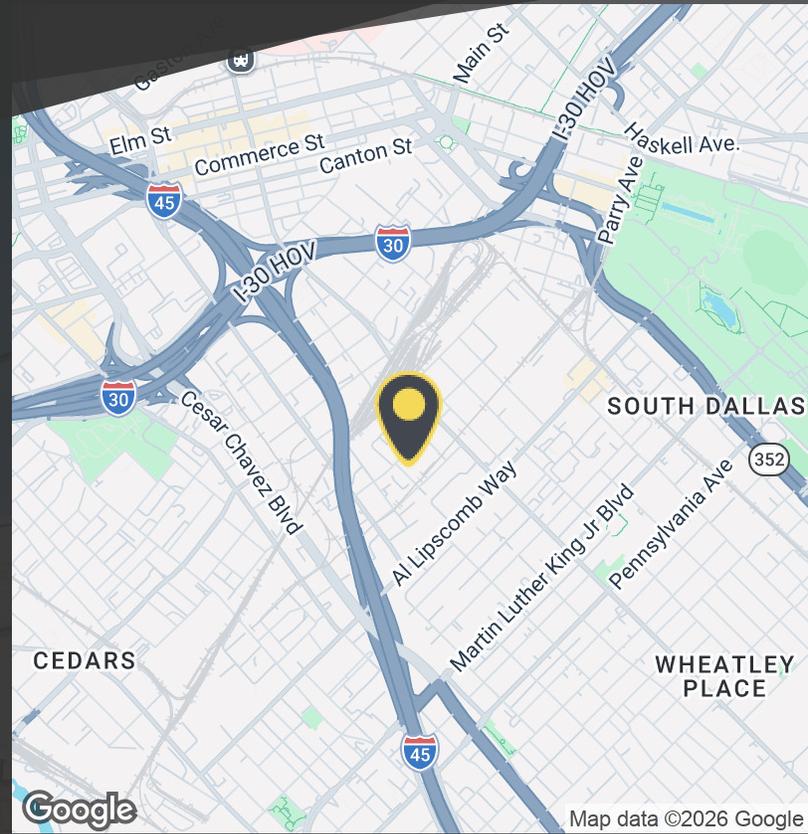


2700 ATLANTA STREET

2700 ATLANTA STREET
DALLAS, TX 75215



OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	38,002 SF
Available SF:	38,002 SF
Lot Size:	0.94 Acres
Year Built:	1921
Zoning:	Light Industrial

PROPERTY OVERVIEW

Position your business at the intersection of history and high-performance logistics. 2700 Atlanta Street is a premier industrial flex asset located in the rapidly evolving Cedars-Fair Park corridor, less than 1.5 miles from the Dallas Central Business District. Unlike standard infill properties that compromise on functionality, this facility is designed for the modern "Last-Mile" operator or creative-industrial headquarters. It offers a rare combination of heavy industrial utility with the vintage masonry aesthetic that modern brands demand.

• PROPERTY HIGHLIGHT

- **HIGH-CAPACITY LOGISTICS: THREE DEDICATED LOADING DOCKS EQUIPPED FOR SEAMLESS SHIPPING AND RECEIVING.**
- **INDUSTRIAL POWER: HEAVY 3-PHASE POWER SUPPLY READY TO SUPPORT MANUFACTURING, DATA CENTERS, OR SPECIALIZED EQUIPMENT.**
- **DOWNTOWN ACCESSIBILITY & SECURITY: A MASSIVE 0.94-ACRE LOT PROVIDING SECURED ON-SITE**

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

2700 ATLANTA STREET

2700 ATLANTA STREET
DALLAS, TX 75215

Building Name	2700 Atlanta Street
Property Type	Industrial
Property Subtype	Flex Space
Building Size	38,002 SF
Lot Size	0.94 Acres
Year Built	1921

PREMIUM FEATURE: "THE VAULT"

5,400 SF High-Security Basement This exclusive industrial-grade basement offers a naturally temperature-stable and highly secure environment, a feature rarely found in the Dallas market.

Ideal Uses: High-value inventory, data server rooms, climate-controlled storage, or specialized lab space.

Value-Add: Provides a secure secondary layer of operations without expanding the building's physical footprint.



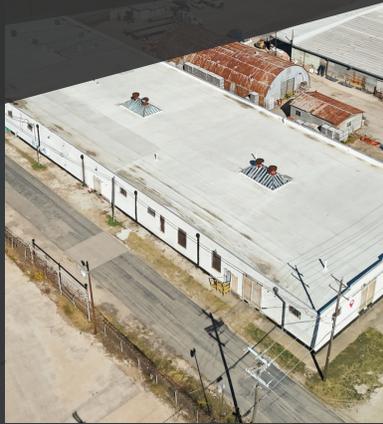
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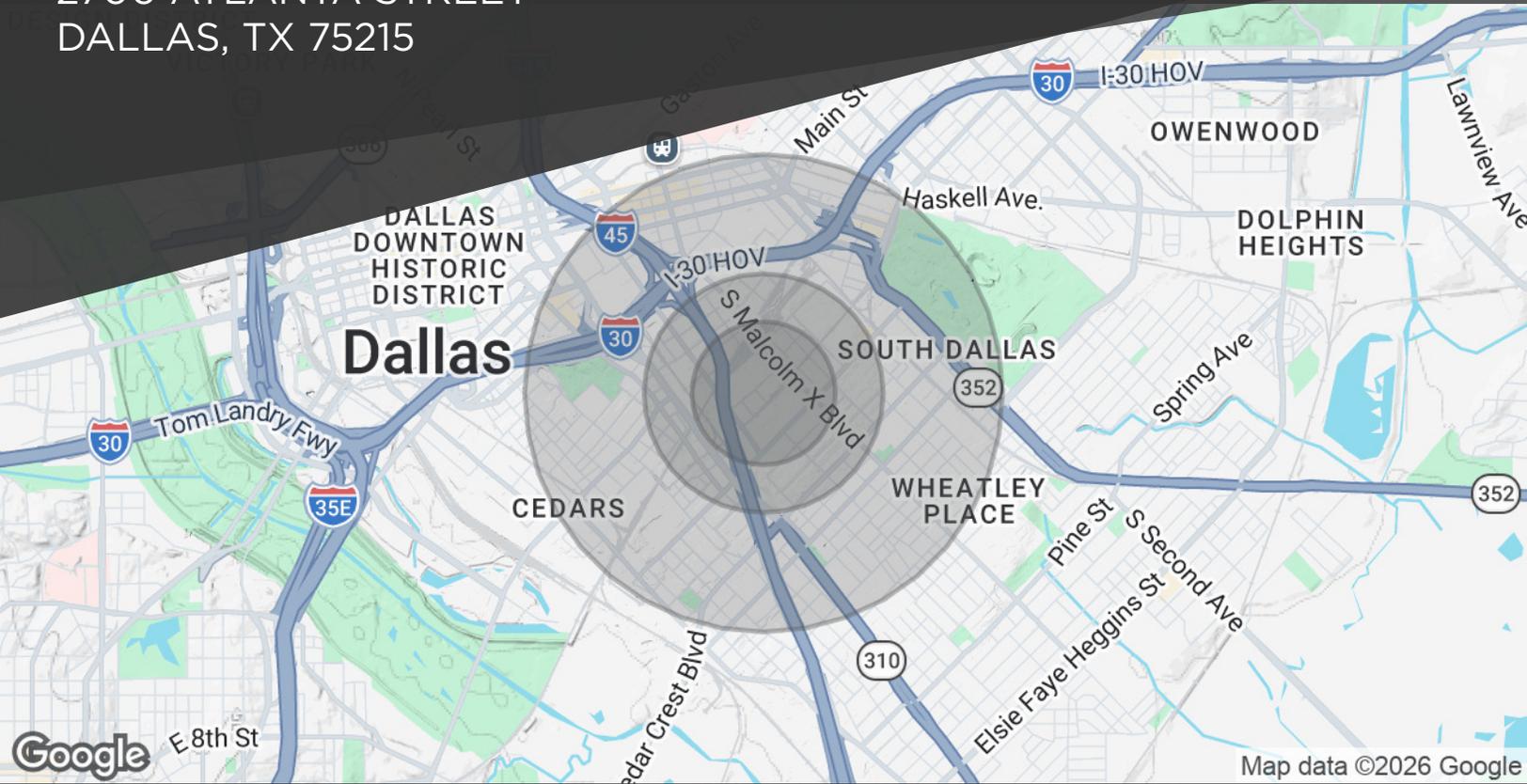
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	114	1,871	12,177
Average Age	42	42	39
Average Age (Male)	42	42	39
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	886	6,281
# of Persons per HH	2.2	2.1	1.9
Average HH Income	\$59,769	\$57,306	\$75,770
Average House Value	\$374,203	\$218,873	\$380,658

Demographics data derived from AlphaMap

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