

SPECIAL NEWSLETTER

Re: Office - Shop - Warehouse Building - **4,360 Square Feet**
2970 Congressman Lane
WALNUT HILL INDUSTRIAL DISTRICT
Dallas, Texas

This space is available for IMMEDIATE OCCUPANCY. A **FLOOR PLAN** of the space is on the reverse side of the newsletter. Listed below are some of the features of this space.

1. Lease space contains a total of **4,360 square feet**.
2. The **700 square feet** of A/C office space include:
 - A. 3 - Private offices
 - B. General office - reception area
 - C. 2 - Rest rooms
3. Warehouse heated with a gas fired heater.
4. Warehouse ventilated with a 36" exhaust fan.
5. Warehouse lighted with fluorescent light fixtures.
6. 1 - Truck loading door - DOCK HIGH.
1 - Truck loading door - (14' x 12') GRADE LEVEL
7. 5 - Off street parking spaces. All concrete paving.
8. Warehouse - 12' clear height.

Please contact our office for arrangements to see this space.

Monthly Rental - \$3,300.00 (\$9.08 S/F) based on a 3 year lease.


Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By: 

CON970-2.101



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