

# 2797 IRVING BLVD.

## For Sale – Irreplaceable Industrial Showroom Opportunity

- Excellent Owner User or Investor Showroom Opportunity
- 29,645 Total Square Feet
- 1.33 Acres of Land
- Infill Dallas Location - Irving Blvd. Frontage
- Full Building Availability - October 2025
- Design District | Love Field | Medical District Proximity
- "IM" Industrial Manufacturing Zoning
- Industrial & Showroom Functionality
- 2025 Exterior & Interior Renovations Underway
- 100% HVAC Suites Available



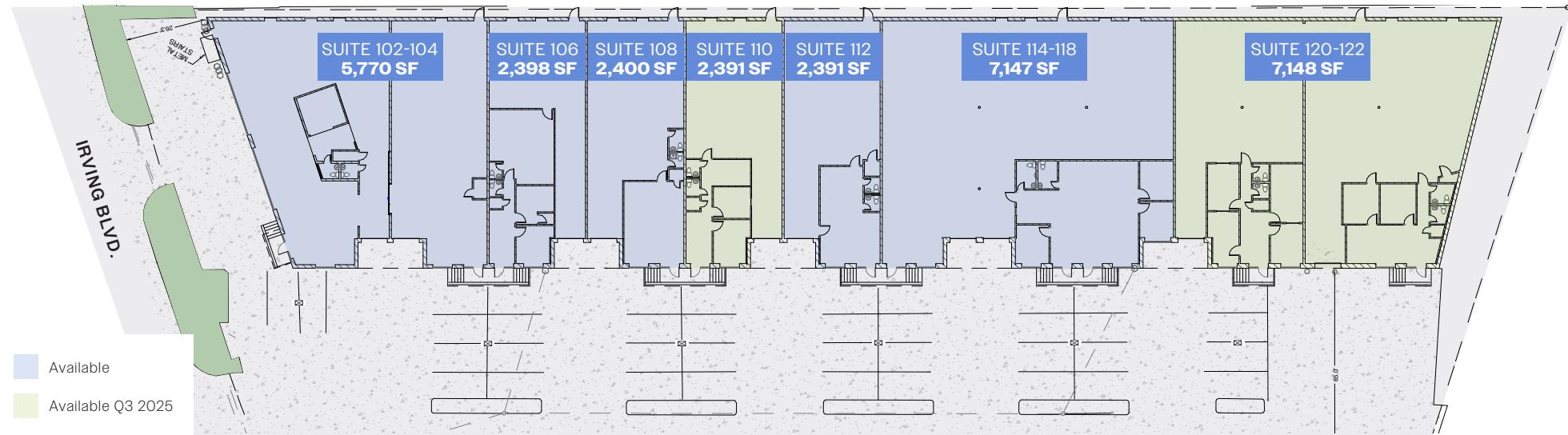
**SALE & LEASING CONTACT:**

JAMIE JENNINGS | 214.267.0452 | [jjennings@streamrealty.com](mailto:jjennings@streamrealty.com)

**LEASING CONTACT:**

GIOVANNI SCARDINO | 847.612.8488 | [giovanni.scardino@streamrealty.com](mailto:giovanni.scardino@streamrealty.com)

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## Property Summary

- 29,945 Square Feet (BOMA 2019)
- 1.33 Acres of Land
- 11 Store Fronts
- (12) Docks & (2) w/ Ramps
- 38 Striped Parking Spaces (Expandable to 50+)
- 11' – 12' Clear Heights
- Front Load Functionality

## Concept Plans - Suites 102 & 104



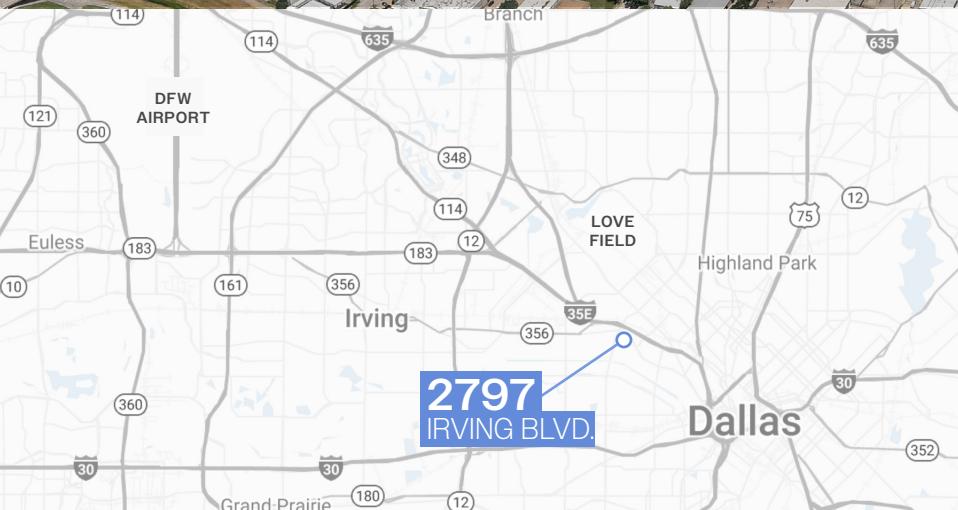
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