



**9822 Monroe Dr, Dallas, Texas 75220**





## FOR SALE OR FOR LEASE

Excellent owner-user or leasing opportunity in Northwest Dallas. This 5,040-square-foot industrial property is well suited for light manufacturing, warehouse, distribution and related commercial uses. The building features approximately 12-foot clear height, two dock-high loading doors at the front, and a rear ramp providing access to a small yard area. Conveniently located near I-35E and Walnut Hill Lane, the property provides excellent access throughout the Dallas-Fort Worth area.

Available for sale or lease, with flexible lease terms and seller financing available to qualified buyers, subject to approval and negotiated terms.

|                        |                                  |
|------------------------|----------------------------------|
| Rental Rate            | \$18/SF                          |
| Sale Price             | \$214.28/SF                      |
| Total Sale Price       | \$1,080,000                      |
| Property Type          | Industrial                       |
| Rentable Building Area | 5,040 SF                         |
| Office                 | +/- 1,000 SF                     |
| Seller Financing       | Available to<br>Qualified Buyers |



## Property Highlights

|                           |                                            |
|---------------------------|--------------------------------------------|
| <b>Year Built</b>         | <b>1966</b>                                |
| <b>Roof Last Repaired</b> | <b>2020</b>                                |
| <b>Clear Height</b>       | <b>+/- 12'</b>                             |
| <b>Docks</b>              | <b>2 dock high doors<br/>in front</b>      |
| <b>Ramp</b>               | <b>1</b>                                   |
| <b>Yard</b>               | <b>Small Rear Yard</b>                     |
| <b>Parking</b>            | <b>Front Surface Parking</b>               |
| <b>Highway Access</b>     | <b>Near I-35E and<br/>Walnut Hill Lane</b> |



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