

SPECIAL NEWSLETTER

Re: Office - Warehouse - Building - **8,988 Square Feet**
4640 Mint Way
RED BIRD INDUSTRIAL DISTRICT
Dallas, Texas

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

1. Lease space contains a total of **8,988 square feet**.
2. The **890 square feet** of A/C office space include:
 - A. 2 - Private offices
 - B. Reception area - General office
 - C. 2 - Rest rooms
3. Warehouse heated with gas-fired heaters.
4. Warehouse lighted with fluorescent lights.
5. 2 - 10' x 10' Overhead doors - DOCK HIGH.
9. 11 - Parking spaces - all concrete paving.
7. The building has a fire protection sprinkler system.
8. Landscaping has an irrigation sprinkler system.

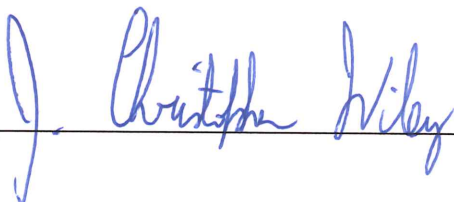
Please contact our office for arrangements to see this space.

Monthly Rental - \$7,000.00 (\$9.35/GSF) based on a 3 year lease.

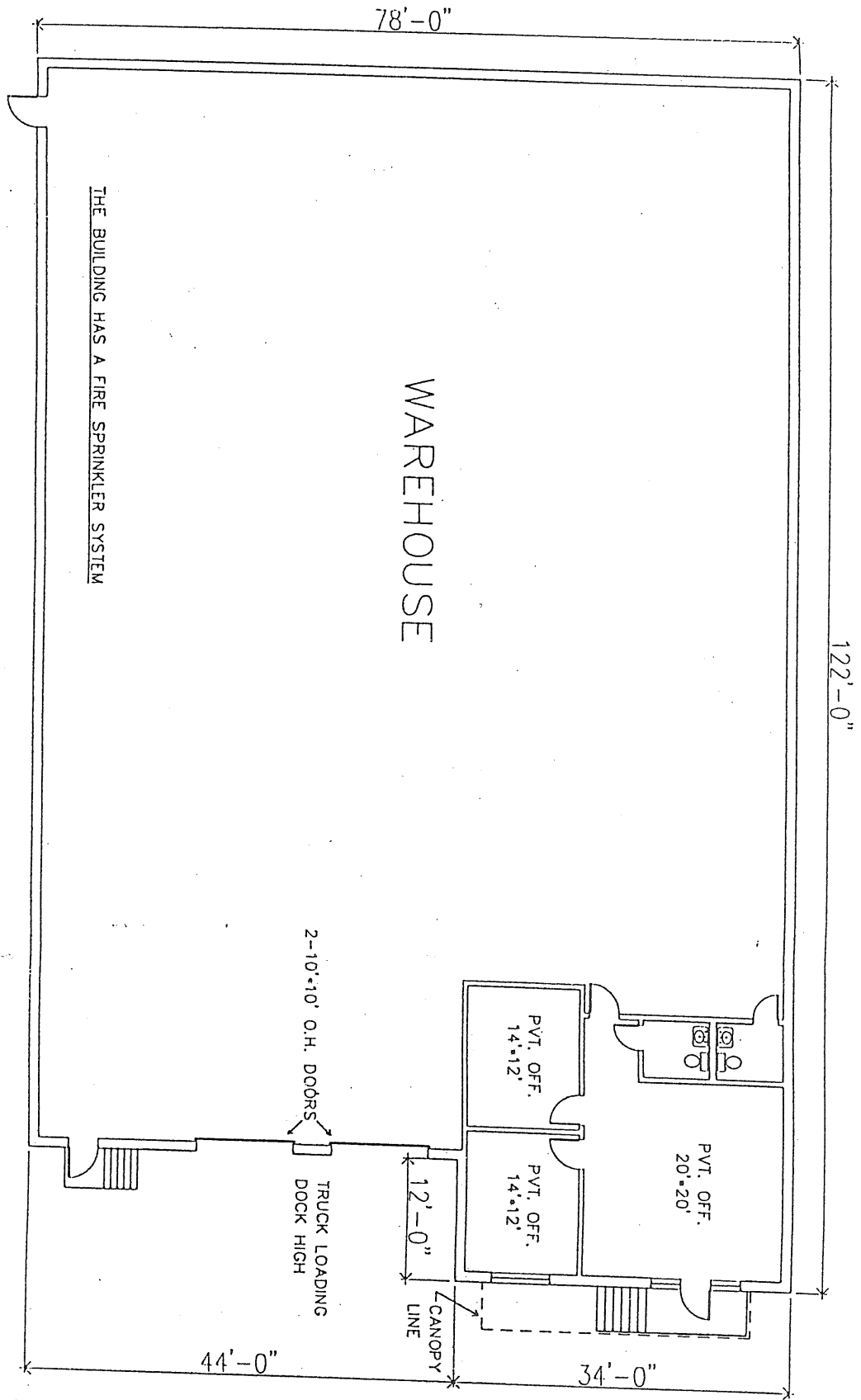
Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By: _____



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4640 MINT WAY
 TOTAL AREA 8,988 SQ. FT.
 A/C OFFICE 890 SQ. FT.

PROJECT: OFFICE-WAREHOUSE SPACE AT 4640 MINT WAY		WILEY BROS. CONTRACTORS & INVESTMENT BUILDERS 6000 LAKEMORE DRIVE DALLAS, TEXAS 75220 DUTY: 2100 531-5307		1 2 3 4 5 6 7 8 9 10 11 12	
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