

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.
6. 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.

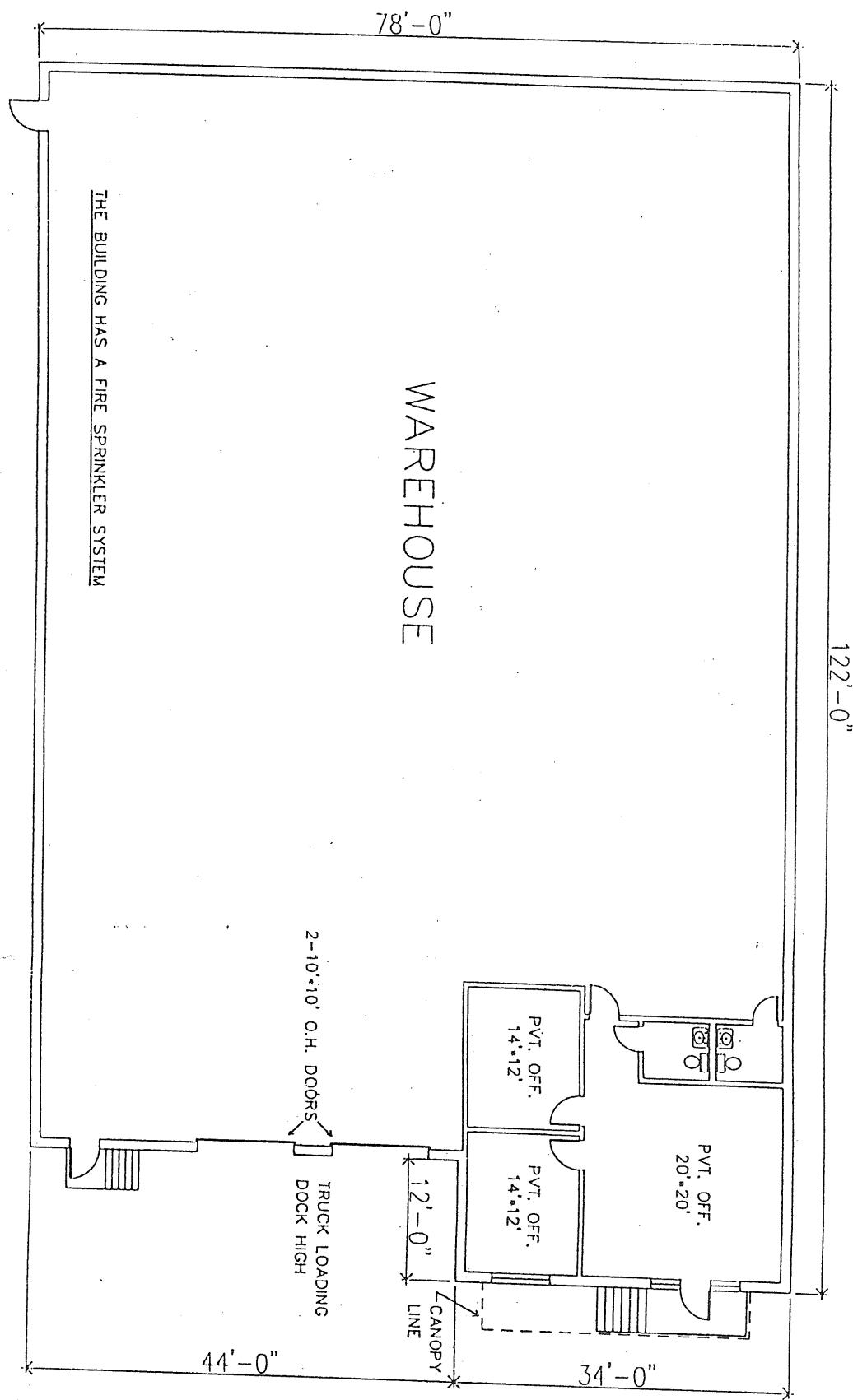
Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By:



MIN640-4.640



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

1. ADDRESS	2. CITY	3. STATE	4. ZIP	5. PHONE	6. FAX	7. E-MAIL
8. PROJECT	9. DATE	10. BLDG	11. FLOOR	12. UNIT	13. BLDG	14. FLOOR
PROJECT: OFFICE-WAREHOUSE SPACE AT 4640 MINT WAY						
WILEY BROS. CONTRACTORS & INVESTMENT BUILDERS 6000 MORNING DRIVE DALLAS, TEXAS 75230 SUITE 1000 972-5387						