

# 4884 DUNCANVILLE RD.

DALLAS, TEXAS 75236



## 108,325 SF AVAILABLE FOR LEASE

### PROPERTY INFORMATION

- 108,325 SF
- 2,115 SF Office
- 24' Clear Height
- 20 Dock-High Doors with Levelers, Shelters & Light
- 1 Ramp
- 8 Trailer Positions
- 4 HVLS Fans
- LED Lights Throughout
- 1,200 Amps
- Food-Grade Certified
- Sprinkled
- Fenced & Secured Truck Court
- Approximately 2 Acres of Future Outside Storage
- End Cap Space
- 1,000 Amps, 480V Power

**RIDLEY CULP**  
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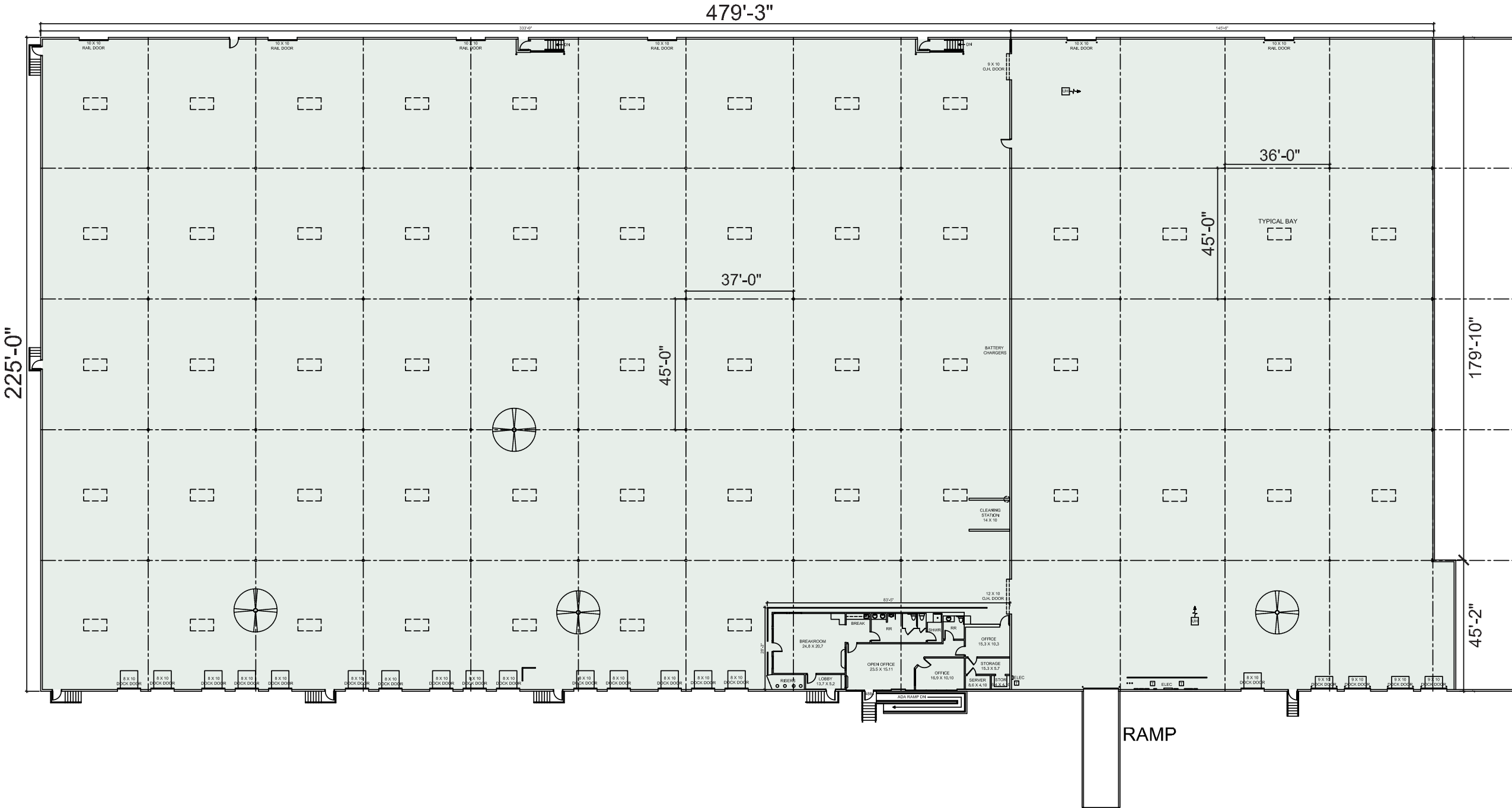
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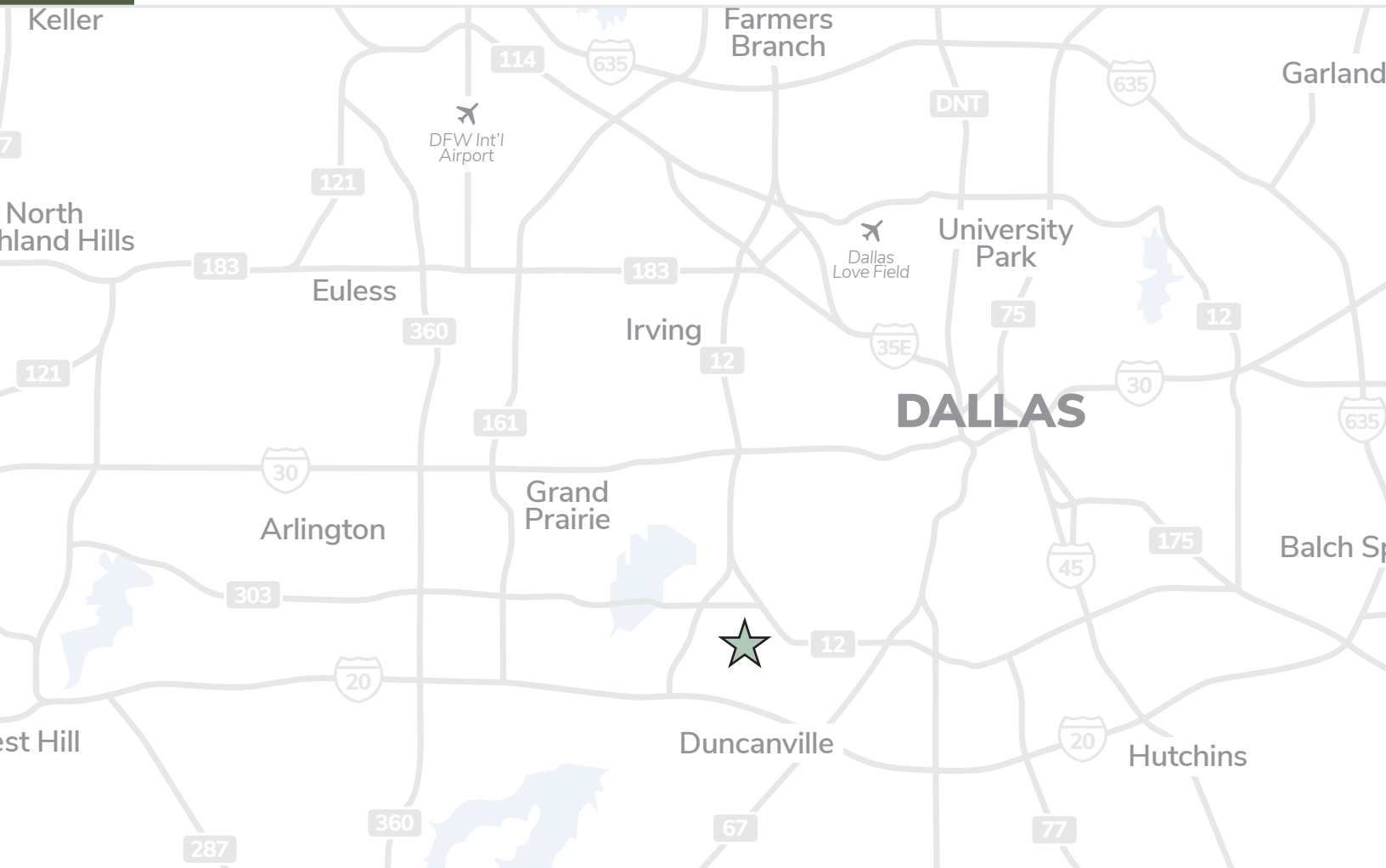
FLOOR PLAN

- 108, 325 SF
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## DRIVE DISTANCES

**1.5 MI.**

Interstate 20

**1.3 MI.**

Loop 12

**2.7 MI.**

Spur 408

**3.5 MI.**

Highway 67

**6.5 MI.**

Interstate 35

**11 MI.**

Downtown Dallas

**19 MI.**

DFW Airport

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**STREAM**