

SPECIAL NEWSLETTER

Re: Office - Warehouse Space - **7,168 Square Feet**
10731 Turbeville Road
GARVON INDUSTRIAL DISTRICT
Dallas, Texas

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

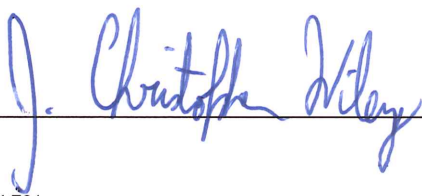
1. Lease space contains a total of **7,168 square feet**.
2. The **875 square feet** of A/C office space include:
 - A. 3 - Private offices (12' x 14')
 - B. General office - Reception area
 - C. 2 - Rest rooms
 - D. Stationery closet
3. Warehouse heated with a gas fired heater.
4. Fluorescent lights in warehouse.
5. 6 - Off-street parking spaces - All concrete paving.
6. 2 - Truck loading doors - DOCK HIGH.
7. 1 - Truck loading door - GRADE LEVEL.
8. 14' Clear height in warehouse area.

Please contact our office for arrangements to see this space.

Monthly Rental - \$6,200.00 (\$10.38/GSF) based on a 3 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By:  _____

Turb731-4.701

10731 TURBEVILLE ROAD
TOTAL AREA 7,168 SQ. FT.
A/C OFFICE 875 SQ. FT.

