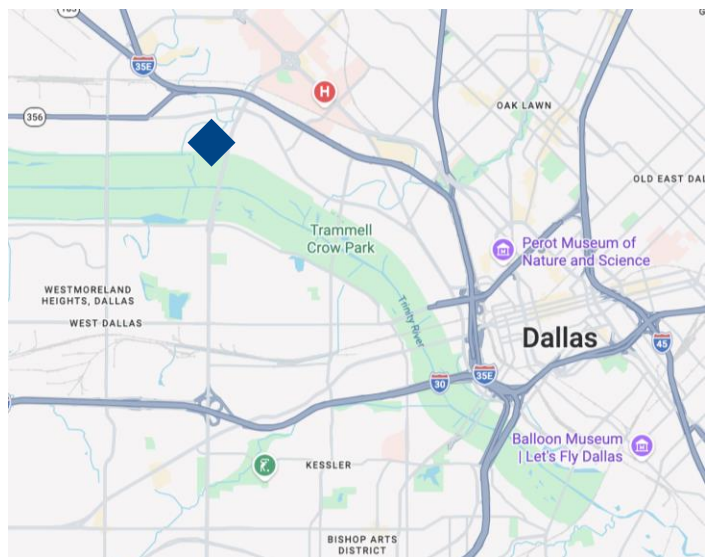




## INDUSTRIAL SUBLEASE in DALLAS' ART DOCKS AREA

An industrial sublease available at The Art Docks, a creative industrial redevelopment by M2G Ventures in Dallas' Inwood Design District. The suite includes office and warehouse space, featuring dock-high doors for efficient operations. Available May 2026, this offering provides a rare opportunity within a design-forward, mixed-use industrial environment.



### property highlights

**ADDRESS** 1128 Longpoint Ave., Dallas Texas  
**SIZE** ±12,050 SF Total  
**LEASE** Available May 2026  
 Sublease term through March 2030

- 12,050SF Industrial Sublease
- Includes functional mix of 1,440 SF Office Space and 10,610 SF of Warehouse
- Two (2) Dock-high Doors with 20' Clear Height
- Creative Industrial/Showroom Potential

### location

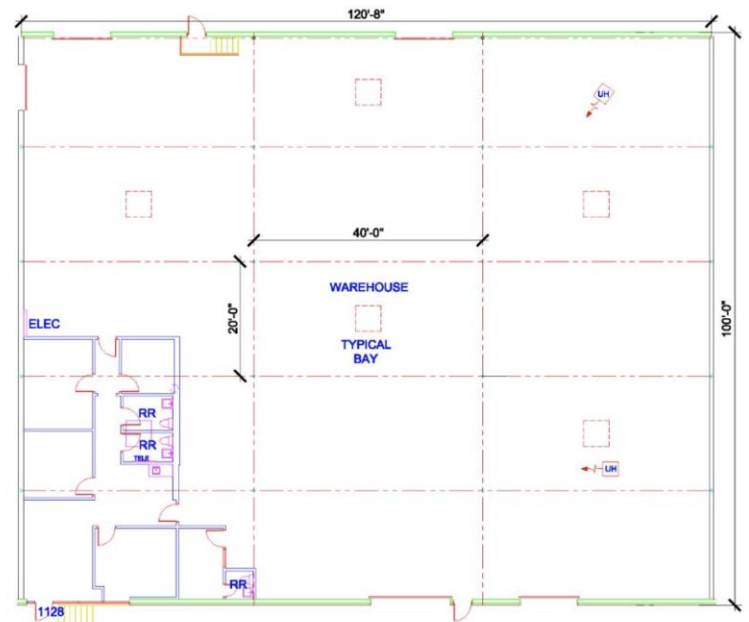
Located within The Art Docks in Dallas' Inwood Design District, this sublease offers a distinctive setting in one of the city's most design-forward industrial environments.

- Minutes from Dallas Love Field Airport
- Direct access to Inwood Rd and Irving Blvd
- Proximity to the Dallas Design District and Stemmons Corridor



## the building + space

The available space includes a dedicated office component paired with high-clear warehouse space, dock-high loading, and flexible layout capabilities—making it well-suited for showroom, creative office, or light industrial users. With availability beginning May 2026 and a remaining lease term through March 2030, the offering provides near-term occupancy with long-term stability in a supply-constrained submarket.



## building highlights

- Located at 1128 Longpoint Avenue within The Art Docks in Dallas' Inwood Design District
- Flexible layout suitable for showroom, creative office, or light industrial users
- Positioned within a design-forward, curated industrial redevelopment by M2G Ventures
- Surrounded by a dynamic mix of creative, showroom, and industrial tenants
- Enhanced by The Art Docks' large-scale murals and activated outdoor environment
- Prime infill location with close proximity to Dallas Design District, Love Field, and major highways

