

INDUSTRIAL OUTDOOR STORAGE (IOS)

4050 Telephone Road, Dallas, TX



PANTHER
CAPITAL GROUP

LEASING FLYER

EXCLUSIVE SALE AGENTS:



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INVESTMENT HIGHLIGHTS

This prime industrial property at 4050 Telephone Road, Dallas, TX offers 23.67 acres of zoned Z06 land, including a 4,000 SF building, making it ideal for logistics, distribution, or industrial operations. With a lease rate of \$4,000.00/AC/Month NNN, the property is ready for immediate use.

Strategically located near Interstate 45 and the International Inland Port of Dallas, this site provides excellent access to major transportation routes, making it a key opportunity for businesses looking to optimize their supply chain in one of Dallas's most active industrial markets.



PROPERTY SUMMARY

Lease Rate \$4,000.00/AC/Month NNN

Lot Size 23.67 AC

Zoning Z06

Building SF 4,000 SF

Availability Immediate

Features Fenced & Lit

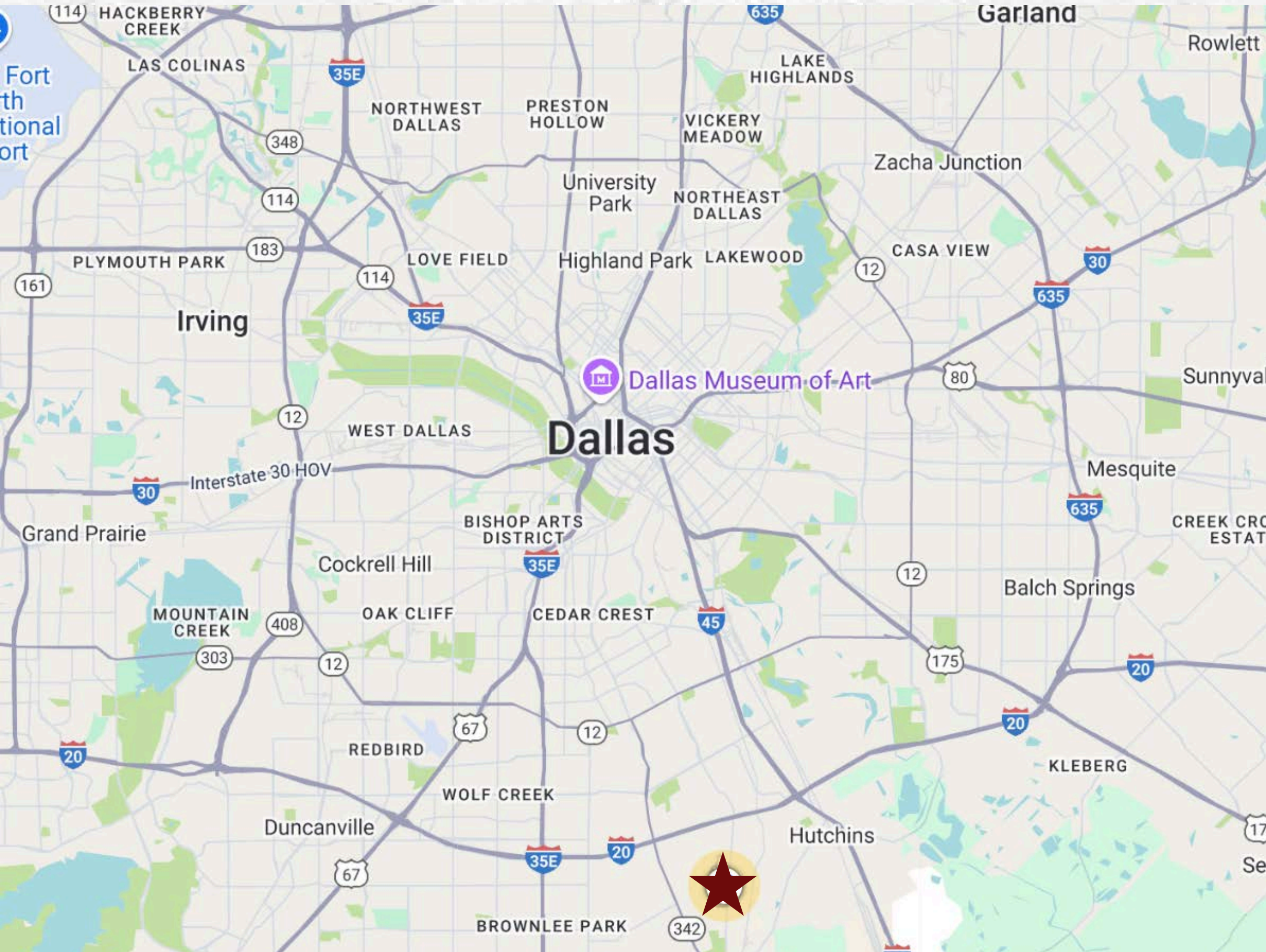


MARKET OVERVIEW

DALLAS, TEXAS

DALLAS IS A GROWING HUB FOR INDUSTRIAL OUTDOOR STORAGE (IOS), WITH 4050 TELEPHONE ROAD OFFERING PRIME ACCESS TO I-45, I-20, AND THE INLAND PORT OF DALLAS. THE AREA'S CONNECTIVITY AND PROXIMITY TO MAJOR LOGISTICS CENTERS MAKE IT IDEAL FOR DISTRIBUTION AND FREIGHT OPERATIONS. WITH STRONG DEMAND, TIGHTENING LAND AVAILABILITY, AND INCREASING INTEREST FROM INSTITUTIONAL INVESTORS, SOUTH DALLAS IS QUICKLY BECOMING A KEY MARKET FOR IOS AND LOGISTICS-RELATED DEVELOPMENT.

LOCATION OVERVIEW



HIGHWAYS

Interstate 45 (I-45) – 1.5 miles east
Interstate 20 (I-20) – 2 miles north

LOGISTICS PARKS / FACILITIES

Florida Gateway Logistics Park – 11 miles west
Eastport Logistics Park – 10 miles northeast

AIRPORTS

Dallas Love Field Airport – 15 miles north
Dallas/Fort Worth International Airport – 30 miles northwest

WAREHOUSES/DISTRIBUTION CENTERS

Amazon Fulfillment Center (DFW7) – 7 miles
FedEx Ground Distribution Center – 5 miles

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