

# INDUSTRIAL OUTDOOR STORAGE (IOS)

4050 Telephone Road, Dallas, TX



PANTHER  
CAPITAL GROUP

LEASING FLYER

# EXCLUSIVE SALE AGENTS:



**AGENT NAME :** Guillermo de Nicolas, MBA, SIOR  
**TITLE :** Founder and CEO  
**PHONE# :** (321) 301-3947  
**EMAIL :** [guillermo@panthercg.com](mailto:guillermo@panthercg.com)



**AGENT NAME :** Ruben Larrea  
**TITLE :** Senior Investment Advisor  
**PHONE# :** (407) 810-5934  
**EMAIL :** [ruben@panthercg.com](mailto:ruben@panthercg.com)



**AGENT NAME :** Brian Brockman  
**TITLE :** Broker (License #: 701472)  
*Bang Realty-Texas Inc*  
**PHONE# :** 513-898-1551



PANTHER  
CAPITAL GROUP

## 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

<u>Lease Rate</u>	<b>\$4,000.00/AC/Month NNN</b>
<u>Lot Size</u>	<b>23.67 AC</b>
<u>Zoning</u>	<b>Z06</b>
<u>Building SF</u>	<b>4,000 SF</b>
<u>Availability</u>	<b>Immediate</b>
<u>Features</u>	<b>Fenced &amp; Lit</b>

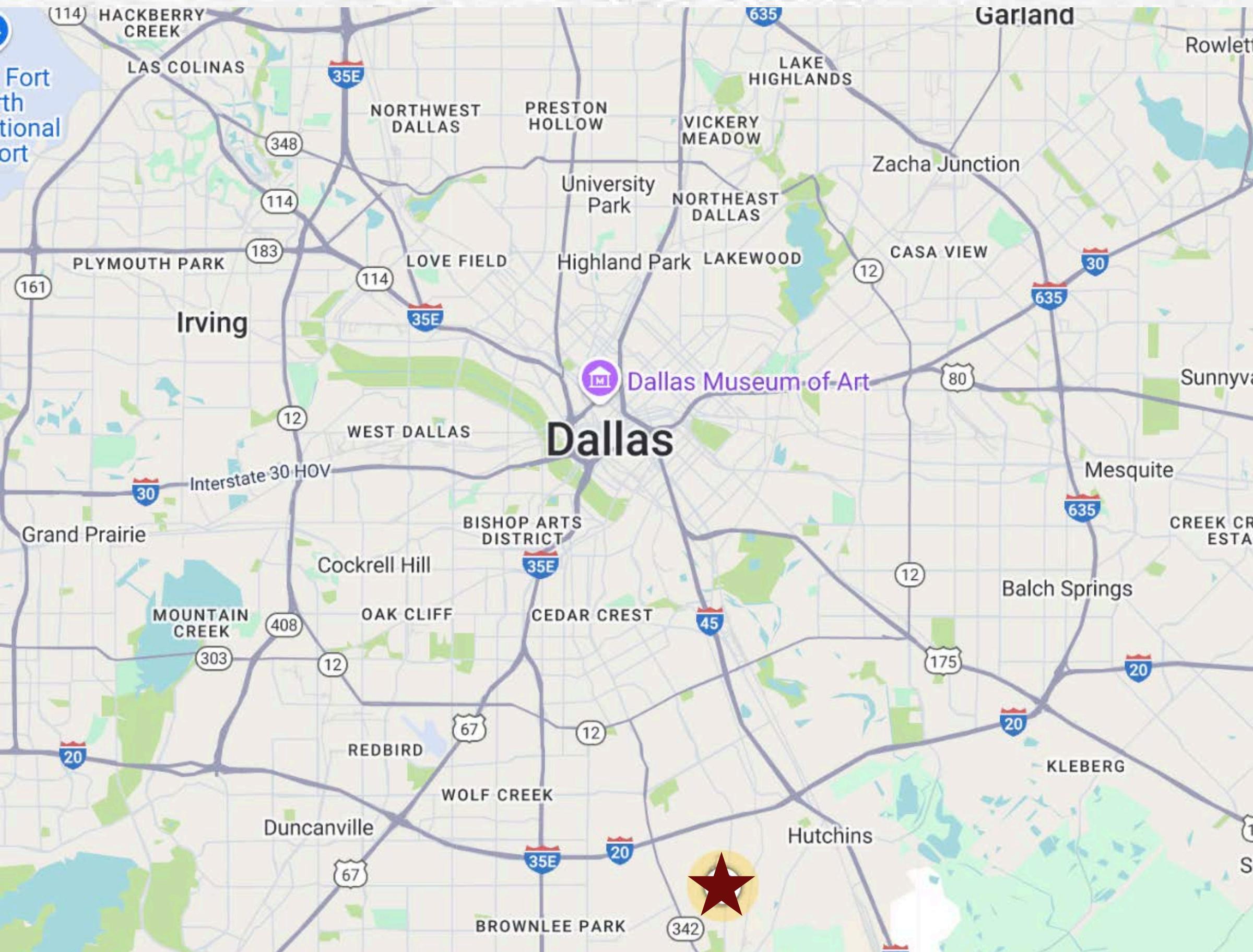


# MARKET OVERVIEW

## 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

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Panther Capital Group and it should not be made available to any other person or entity without the written consent of Panther Capital Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Panther Capital Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Panther Capital Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Panther Capital Group has not verified, and will not verify, any of the information contained herein, nor has Panther Capital Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.