

# 3520 & 3530 Dilido Road

DALLAS, TX | 75228

FOR LEASE OR SALE

8,176-18,176 SF



## Site Features

### 3520 Dilido Road

<b>NRA</b>	8,176 SF
<b>Land Area</b>	30,000 SF
<b>Clear</b>	14'
<b>Loading</b>	Secured outside storage
<b>Notes</b>	<ul style="list-style-type: none"><li>• New fence with razor wire</li><li>• New exterior paint</li><li>• Quick access to I-30</li></ul>

### 3530 Dilido Road

<b>NRA</b>	10,000 SF
<b>Land Area</b>	+/- 20,473 SF
<b>Clear</b>	13'
<b>Loading</b>	12' dock high, 10'4" ramp
<b>Notes</b>	<ul style="list-style-type: none"><li>• Secure truck court</li><li>• Quality office finish</li></ul>



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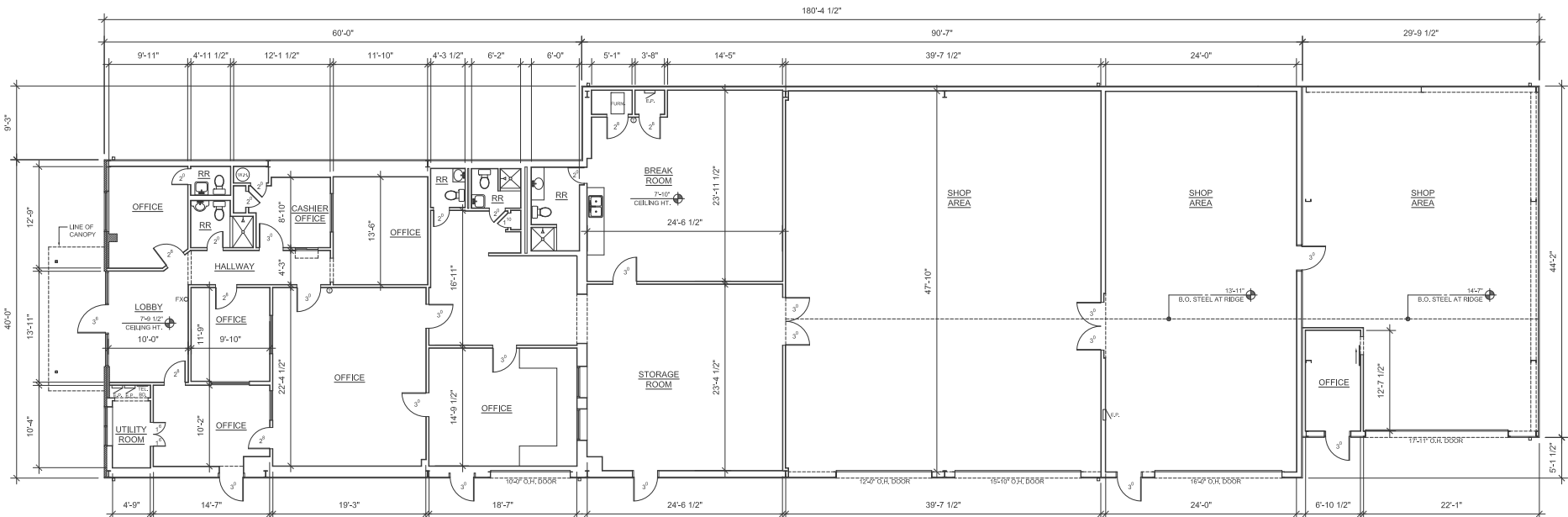


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8,176 SF



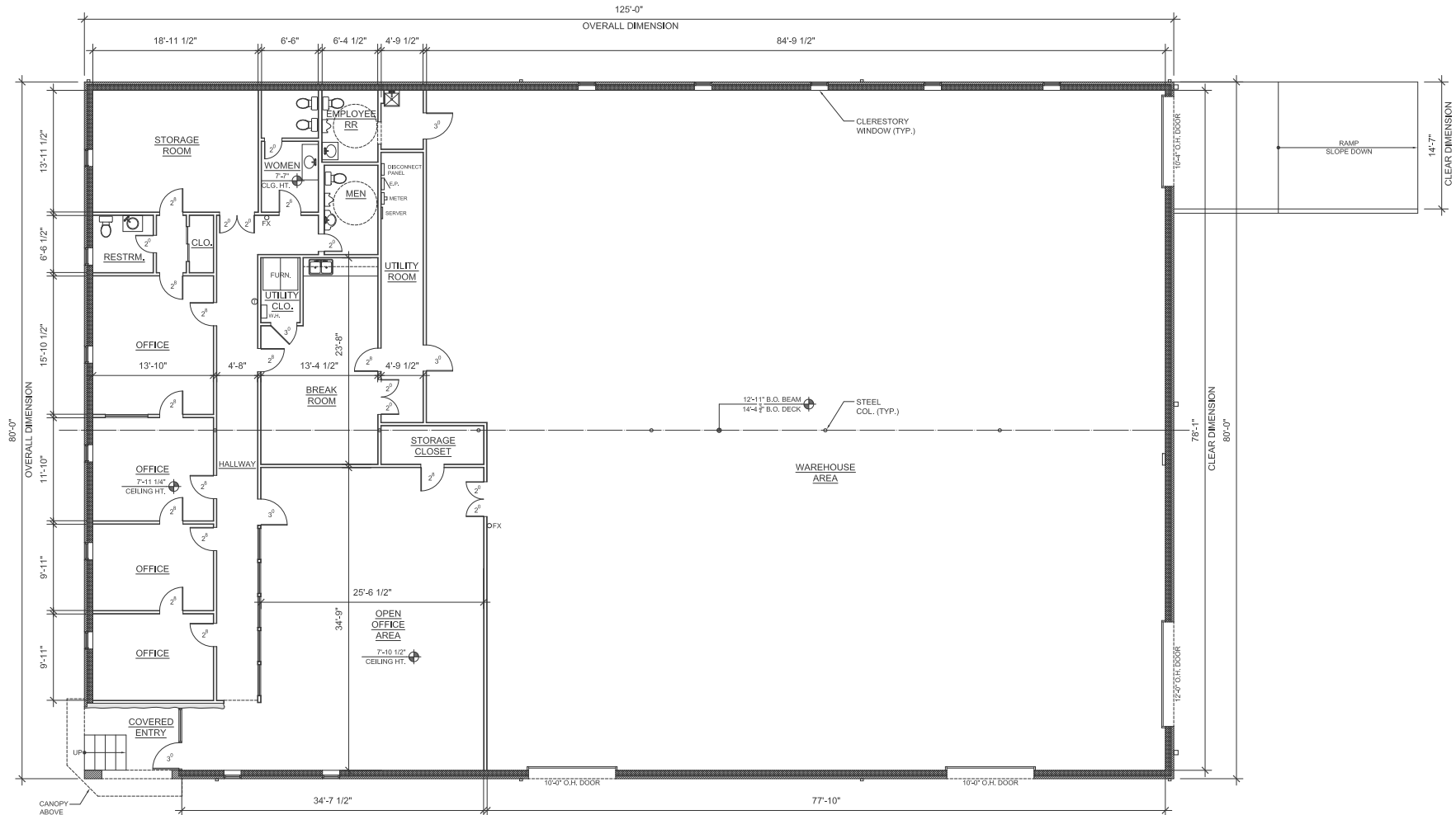
- | BAY 1:  | BAY 2:  | BAY 3:   | BAY 4:   | BAY 5:   |
|---|---|--|--|--|
| <ul style="list-style-type: none"> <li>• +/- 590 SF</li> <li>• 10' grade-level door</li> <li>• 2 restrooms (1 with shower)</li> </ul> | <ul style="list-style-type: none"> <li>• +/- 1,175 SF</li> <li>• 12' grade-level door</li> <li>• 1 restroom with shower</li> <li>• 100% HVAC</li> </ul> | <ul style="list-style-type: none"> <li>• +/- 1,900 SF</li> <li>• 12' grade-level door, 16' grade level door</li> </ul> | <ul style="list-style-type: none"> <li>• +/- 1,130 SF</li> <li>• 16' grade level door</li> </ul> | <ul style="list-style-type: none"> <li>• +/- 1,275 SF</li> <li>• 18' grade level door</li> <li>• 1 office</li> </ul> |

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