

FOR SALE OR LEASE

66,915 SF AVAILABLE
7600 AMBASSADOR ROW
DALLAS, TEXAS

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Downtown Dallas

183
TEXAS



66,915-sf
Available

7600

 **Stonelake**
CAPITAL PARTNERS

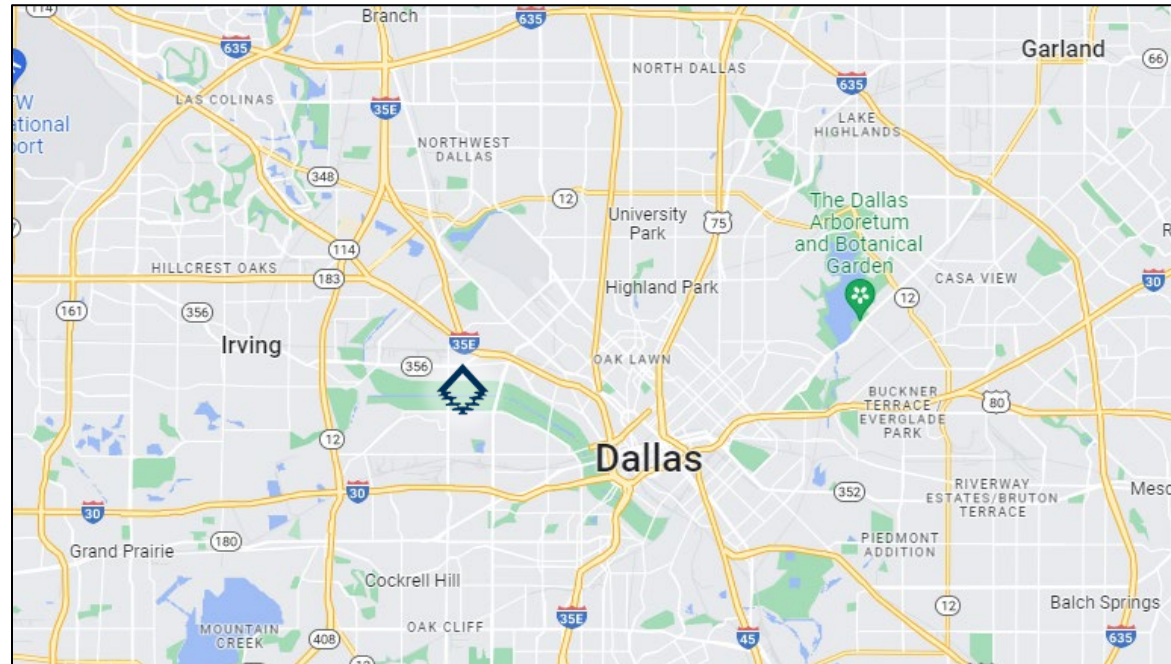
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SPACE FOR LEASE – INFORMATION

- **66,915 SF Available**
 - **12,192-SF Office**
 - **54,723-SF Warehouse**
- **16' Clear Height**
- **6 Dock High Doors**
 - **2 Potential Dock High Doors Can Be Added**
- **1 Drive-In Door**
- **2024 Make Ready In Progress**
 - **Warehouse Whitebox**
 - **LED Lighting**
 - **Office Renovation**
 - **Exterior Painting**
 - **Est. Completion: August 2024**
- **70 Parking Spaces**
- **Two (2) 120 / 240V, 3-Phase Services**
- **Fenced Truck Court & Outside Storage**
- **Sprinklered**
- **Immediate Availability**



MARKETED BY:

Stephen Williamson

M: (817)-705-5470

swilliamson@lee-associates.com

Adam Graham

M: (214)-335-3320

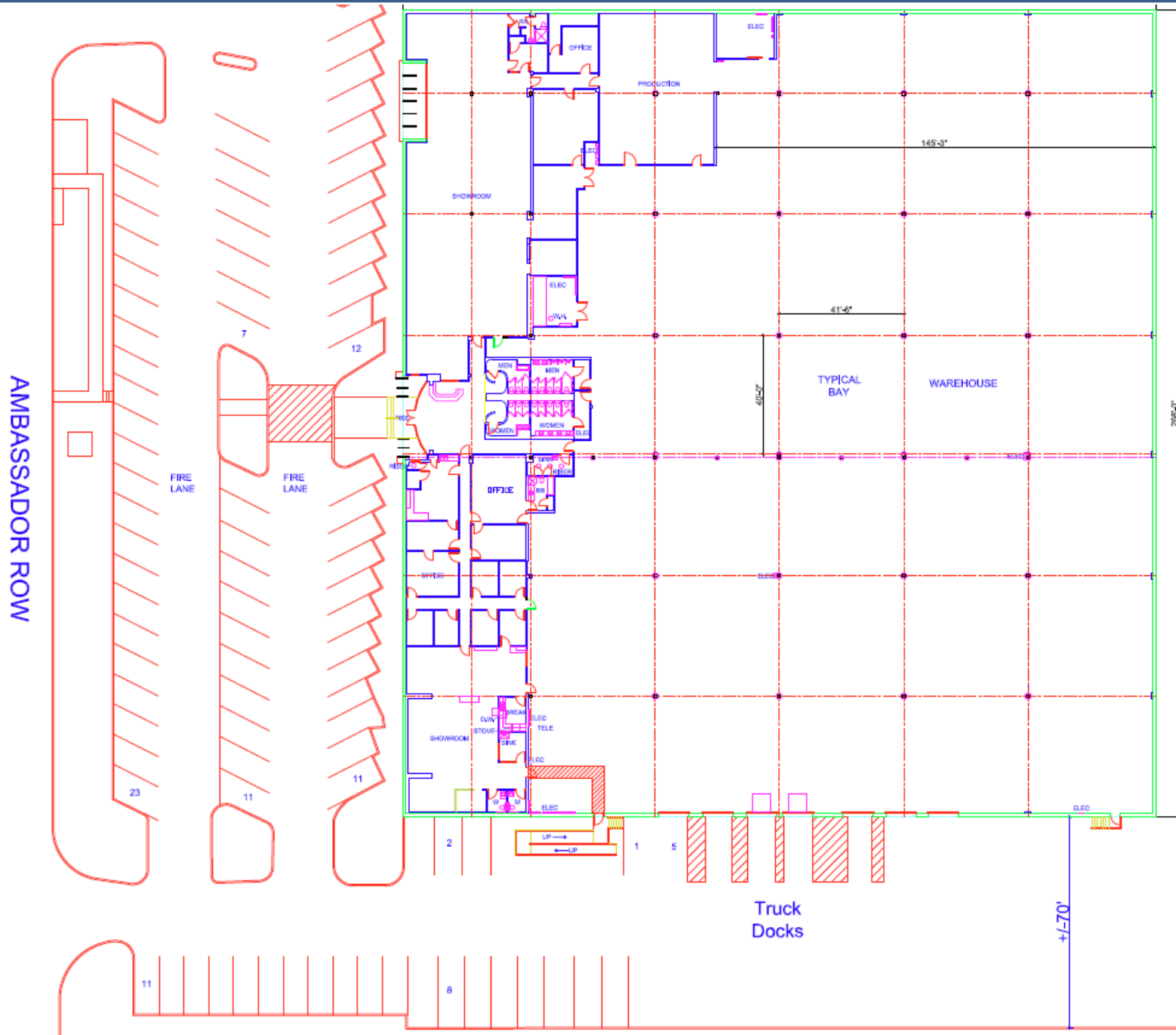
agraham@lee-associates.com



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SF Breakdown:	
Office/Showroom:	Approx 12,192 sf
Warehouse:	Approx 54,723 sf
Total:	66,915 sf

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W Mockingbird Lane

Ambassador Row



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2 Potential Dock High Doors

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2024 Make Ready

New Interior Paint

New Flooring

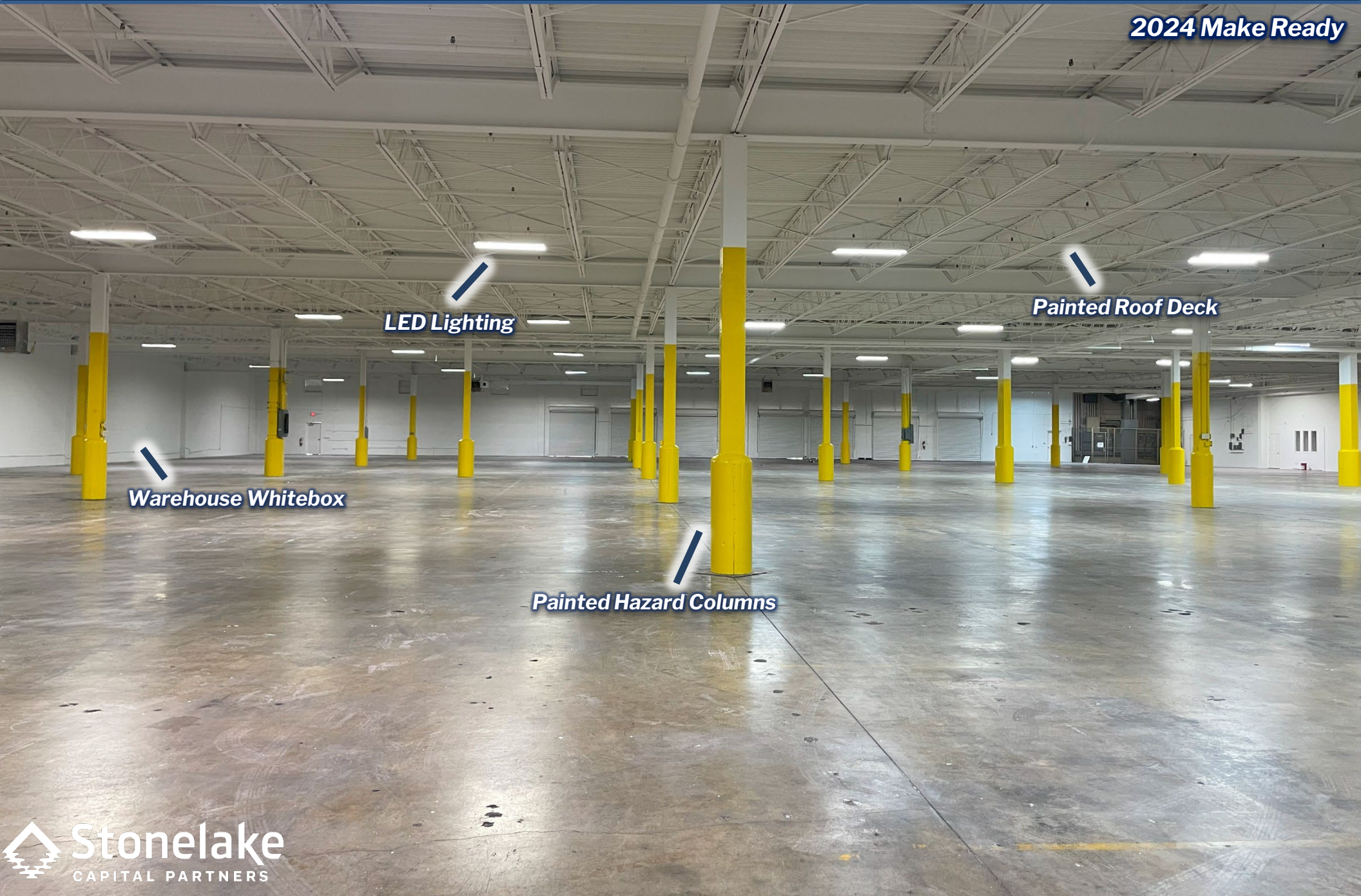
**New Ceiling Tile
Grid & LEDs**

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2024 Make Ready



LED Lighting

Painted Roof Deck

Warehouse Whitebox

Painted Hazard Columns

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2024 Make Ready

LED Lighting

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