

SPECIAL NEWSLETTER

Re: Office - Warehouse Space - **3,456 Square Feet**
4771 Wilburton Drive
BUCKNER PARK INDUSTRIAL DISTRICT
Dallas, Texas

This building will be available for IMMEDIATE OCCUPANCY. A **FLOOR PLAN** showing the layout of the space is on the reverse side of this newsletter. Listed below are some of the features of the space.


1. The building contains a total of **3,456 square feet**.
2. The **600 square feet** of A/C office space include:
 - A. 1 - Private offices (12' x 12')
 - B. General office - reception area
 - C. Closet
 - D. 2 - Rest rooms
3. Warehouse heated with a gas-fired heater.
4. Fluorescent lights in warehouse.
5. 1 - Truck loading door - DOCK HIGH.
6. 5 - Car parking - All concrete paving.
7. 14' Clear height in warehouse.

Please contact our office for arrangements to see this space.

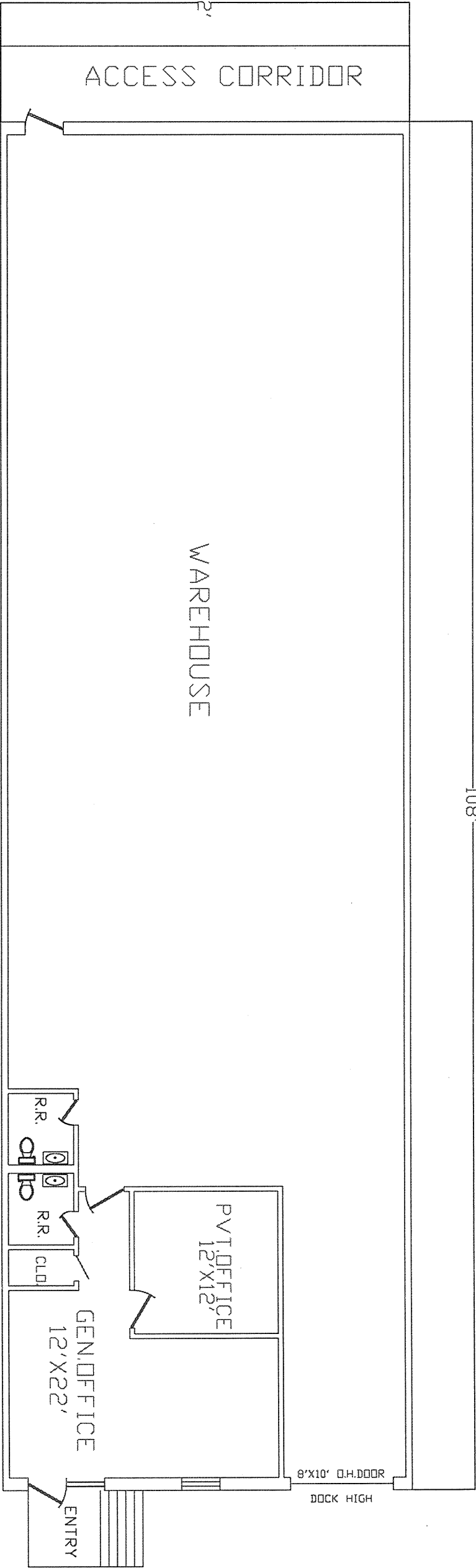
Monthly Rental - \$1,800.00 (\$6.25/SF) based on a 3 or 5 year lease.

Very truly yours,

WILEY BROS. MANAGEMENT CORP.

By: _____

WIL771-7.203



WILEY BROS. 9990 MONROE DR #122 DALLAS TEXAS 75220				4771 WILBURTON			
1:1		TOTAL AREA-3,456 SQ.FT. A/C OFFICE-600 SQ.FT.		SIZE		REV	
1:1		FSCM NO.		DWG NO.		1	
SCALE 1:1		SHEET		1			