



## SPECIAL NEWSLETTER

Re: Office - Warehouse Building - **20,040 Square Feet**  
**1145 Quaker Street**  
TRINITY INDUSTRIAL DISTRICT  
Dallas, Texas

This property will be available for occupancy **January 2026**.  
A **PLOT PLAN, FLOOR PLAN** and **OFFICE LAYOUT** of the building is with this newsletter. The building is a "free standing" all masonry building.  
Listed below are some of the features of the property.

1. The building contains a total of **20,040 square feet**.
2. The **1,850 square feet** of A/C office space include:
  - A. 5 - Private offices
  - B. Reception area
  - C. Coffee area
  - D. 4 - Rest rooms
  - E. Janitor's closet with sink
  - F. Lounge area
  - G. Warehouse office
  - H. 6 Closets
3. Office and restrooms will have LVP flooring.
4. Fluorescent or LED lighting in warehouse.
5. Warehouse heated with gas fired heaters.
6. 3 - Truck loading doors - DOCK HIGH.
7. 1 - Truck loading door - GRADE LEVEL.
8. Fenced storage area.
9. 20 - Off street parking spaces.
10. 8 - On street parking spaces.
11. HEAVY ELECTRICAL
12. Warehouse has added full height, air-conditioned work areas - approximately 3,000 sq. ft.

Please contact our office for arrangements to see this building.

**Monthly Rental - \$22,200.00** (\$13.30/GSF INDUSTRIAL GROSS)  
based on a 3 year lease.

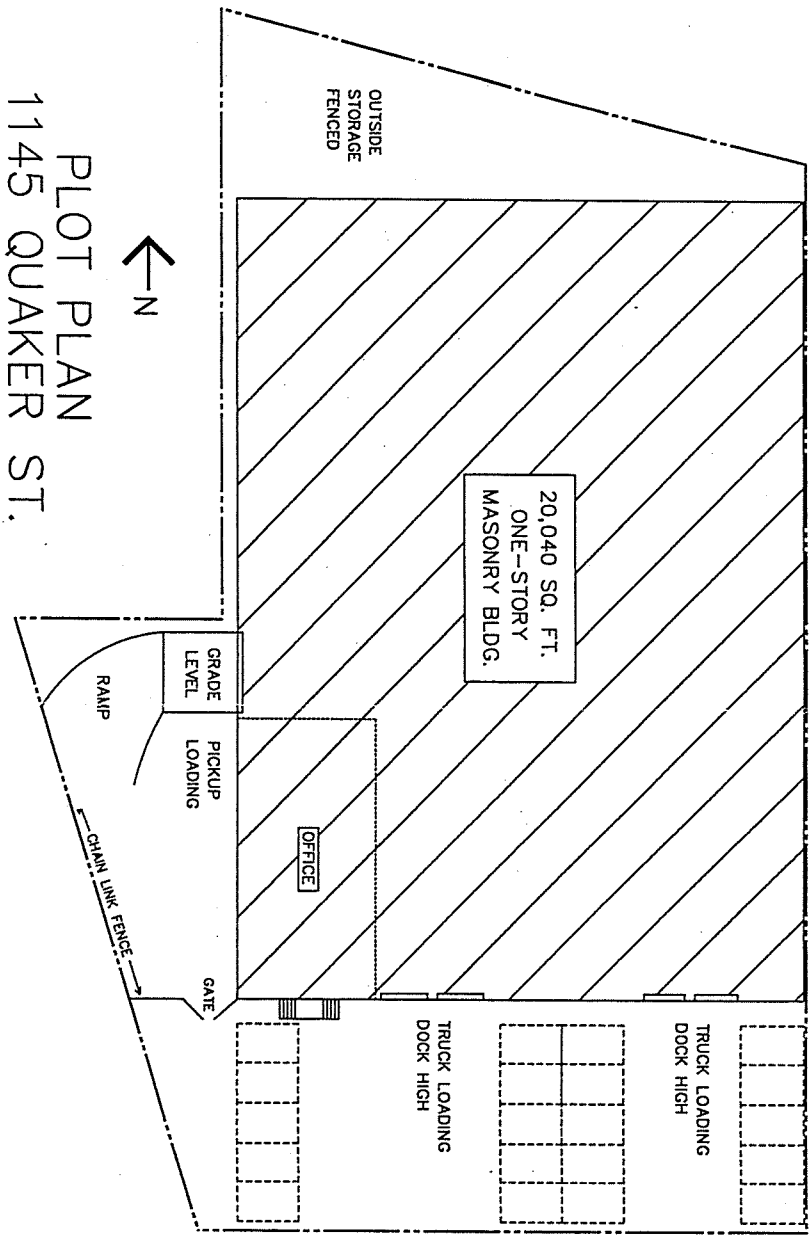
Very truly yours,

WILEY BROS. MANAGEMENT CORP.

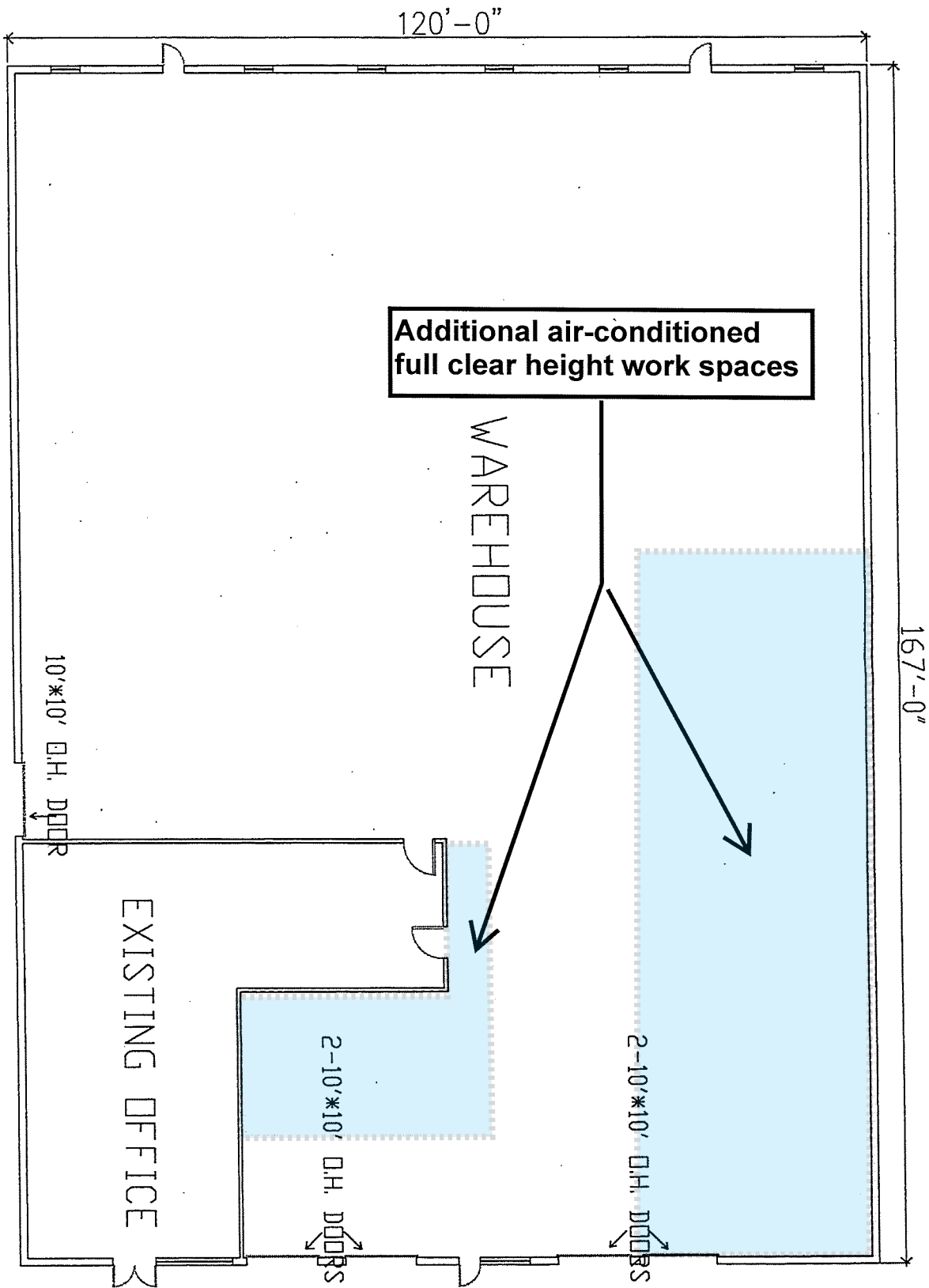
By: \_\_\_\_\_

QUA145-1.300

**9990 Monroe DR #202 • Dallas, TX 75220 • 214/351-5397**



PROJECT:		PLOT PLAN FOR 1145 QUAKER ST.		<b>WILEY BROS.</b> CONTRACTORS & INVESTMENT BUILDERS 8888 MONROE DRIVE DALLAS, TEXAS 75220 SUITE #102 214-6387		<table border="1"><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>																	
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Additional air-conditioned  
full clear height work spaces

WAREHOUSE

10'x10' O.H. DOOR

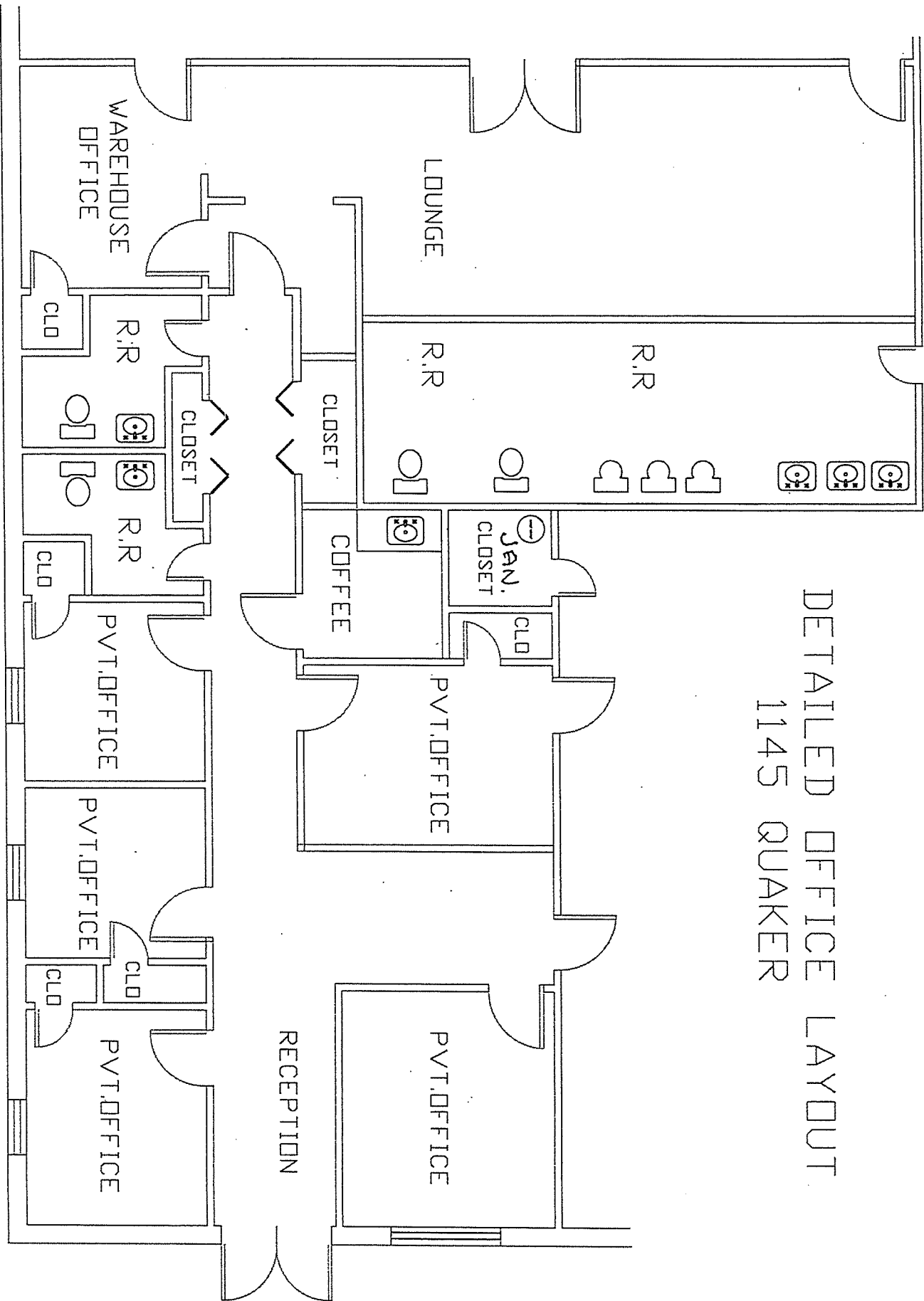
EXISTING OFFICE

2-10'x10' O.H. DOORS

2-10'x10' O.H. DOORS

SCALE	1:1	PROJECT <b>1145 QUAKER</b>  TOTAL AREA- 20,040 SQ.FT. A/C OFFICE- 1,850 SQ.FT.  <b>WILEY BROS.</b> CONTRACTORS & INVESTMENT BUILDERS 9990 MONROE DRIVE DALLAS, TEXAS 75220	DWG NO
DATE	08 OCTOBER 03		JOB NO
DRAWN	JTW		SHEET NO
TRACED			1
REVISION	10 FEBRUARY 04		

# DETAILED OFFICE LAYOUT 1145 QUAKER



SCALE	1/4"=1'	PROJECT	1145 QUAKER	DWG NO.
DATE	4 MARCH 2005		OFFICE LAYOUT	
DRAWN	C. OSTERHOLT		A/C OFFICE- 1,850 SQ.FT.	JOB NO.
TRACED				
REVISION				
WILEY BROS. CONTRACTORS & INVESTMENT BUILDERS 3750 HARMON DRIVE DALLAS, TEXAS 75220				SHEET NO.
				1