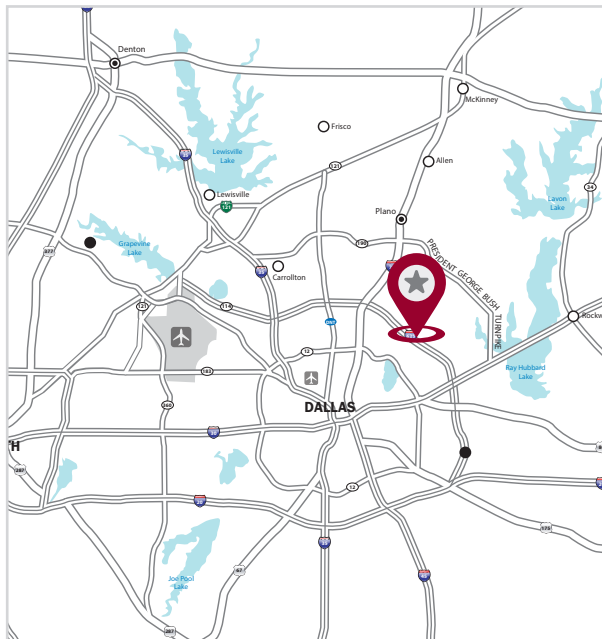


FOR SALE OR LEASE

59,946 SF BUILDING (33,670 SF AVAILABLE FOR IMMEDIATE OCCUPANCY)



11065-11067 PETAL ST | DALLAS, TX 75238



AVAILABILITY HIGHLIGHTS

BUILDING SIZE	59,946 SF (Two tenant building)
YEAR BUILT	1985
LAND SIZE	3.0 acres
SPRINKLERED	Yes
CLEAR HEIGHT	18'
LOADING	8 Dock High 2 Ramped Doors
SPRINKLERED	Yes
COMMENTS	<ul style="list-style-type: none">• Two tenant building• 26,276 SF leased through 11/30/25• 33,670 SF Available for immediate occupancy• Fenced outside storage & loading• Ownership is willing to adjust the office layout as needed

FOR INFORMATION:

Taylor Stell

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214.558.1969

Brett Lewis, SIOR

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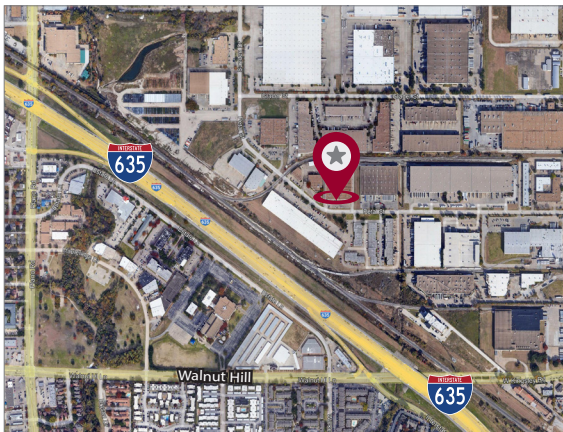
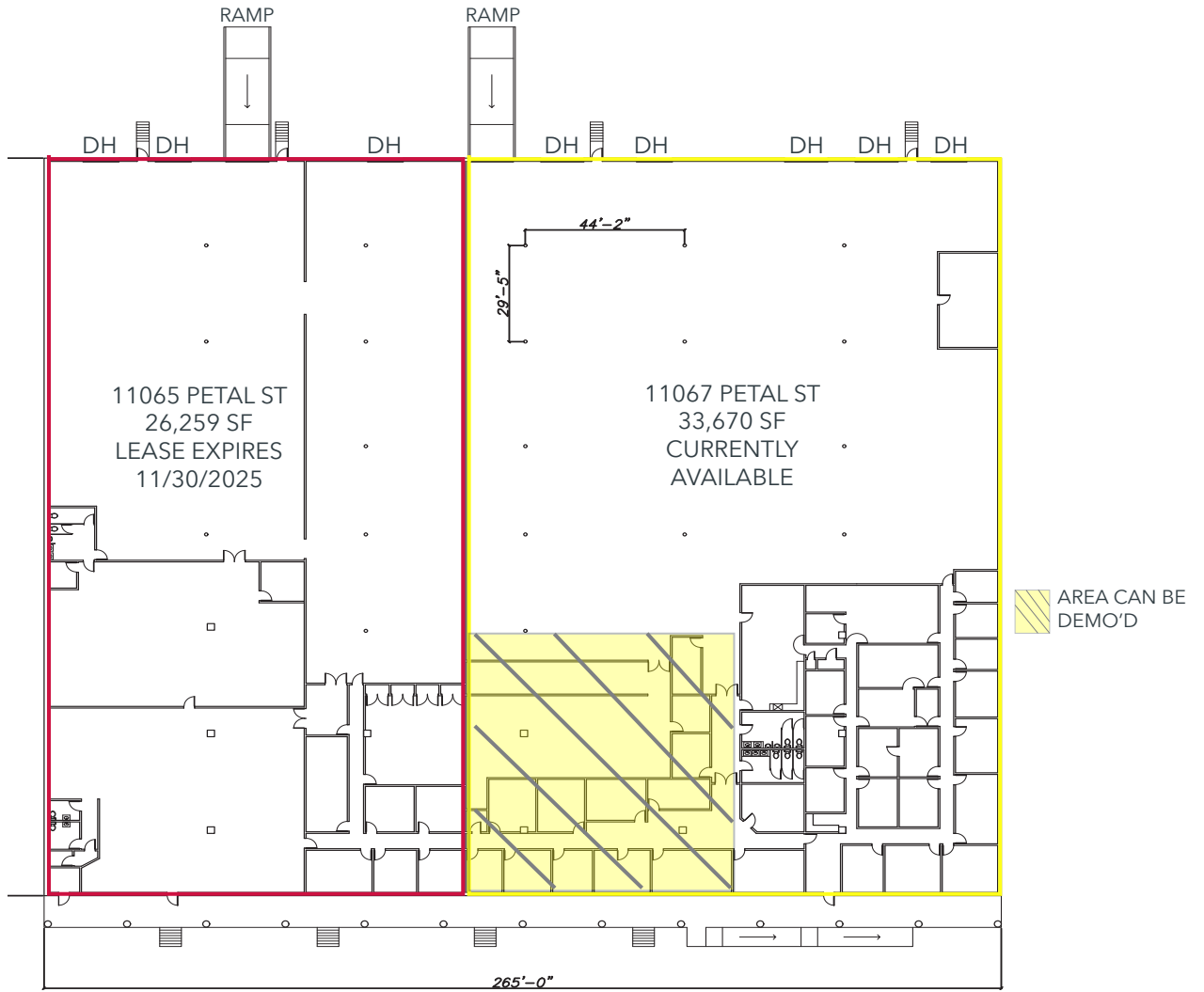
LISTED BY:

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

59,625 SF

FOR SALE OR LEASE

FLOOR PLAN



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