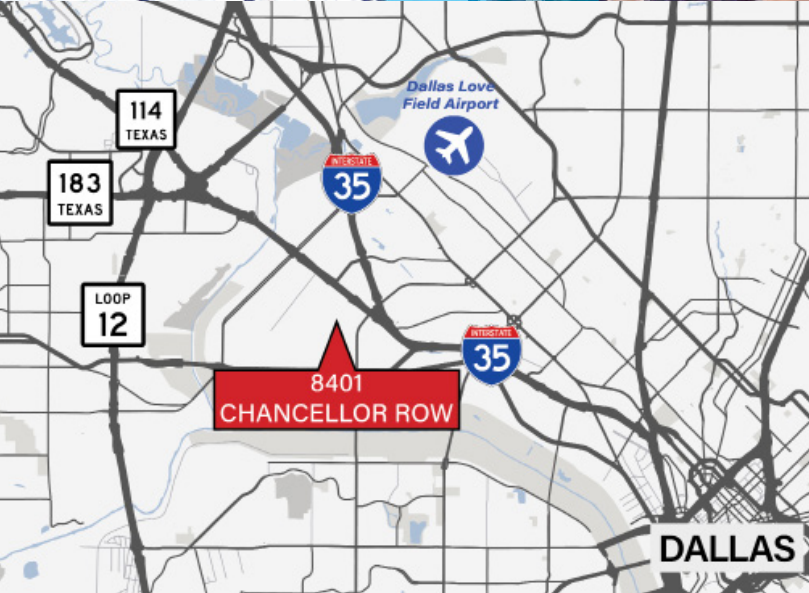


8401 CHANCELLOR ROW

Dallas, Texas 75247

24,883 SF FOR LEASE



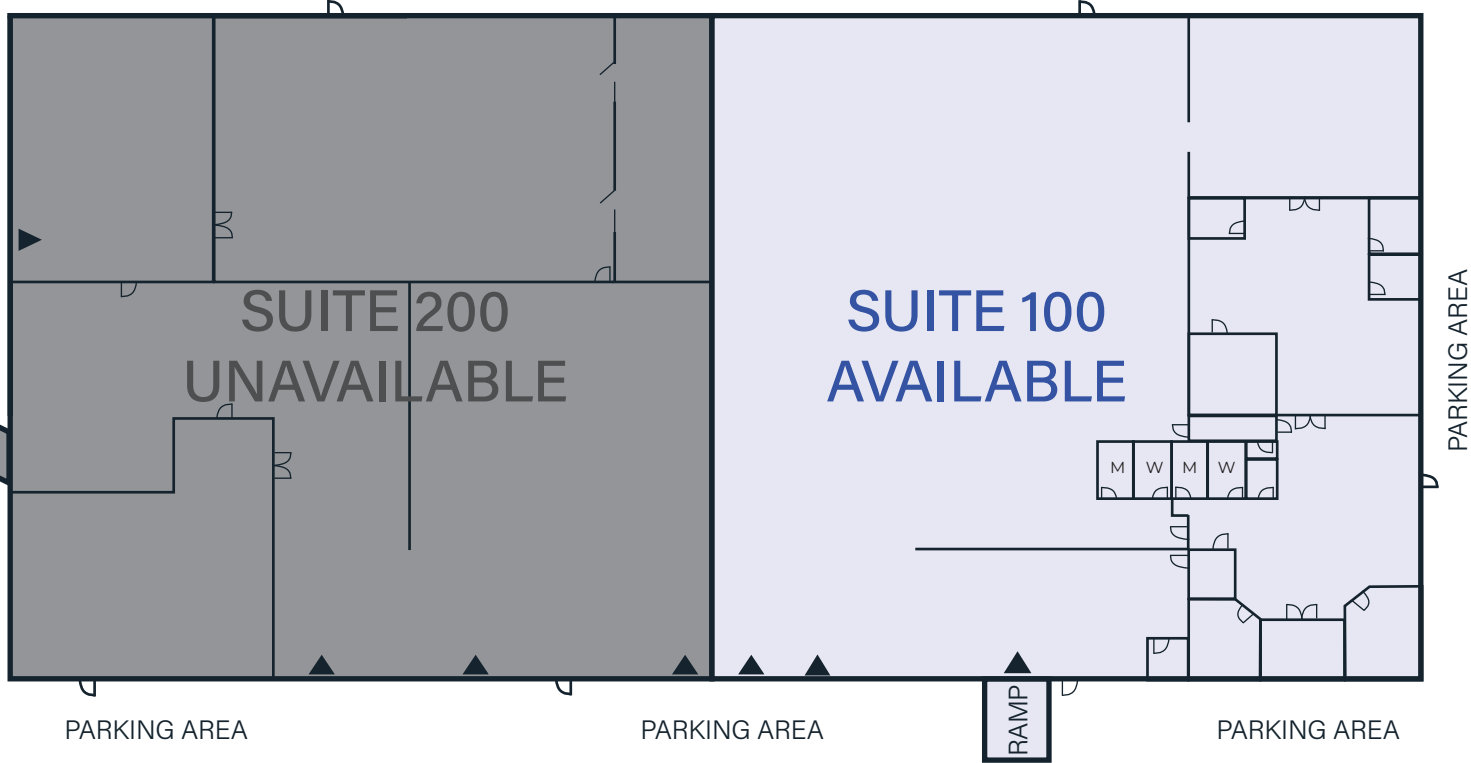
PROPERTY FEATURES

Total Available:	24,883 SF
Clear Height:	16'
Power:	600 Amps
Available:	April 1, 2023

HIGHLIGHTS

- 100% HVAC
- 2 Dock High Doors & 1 Oversized Ramp
- Fenced and Secure Truck Court
- 100% Sprinklered
- Chancellor Row Frontage
- 3,080 SF Office
- + 25 Car Parks

▲ DOCK HIGH DOOR



SUITE 100 24,883 SF

- 21,803 SF Warehouse
- 3,080 SF Office
- 100% HVAC
- 100% Sprinklered
- 2 Dock High Doors
- 1 Oversized Ramp
- 16' Clear Height
- 25 Car Parks



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CAPITAL



BROOKHOLLOW

THE PREMIER INFILL INDUSTRIAL SUBMARKET IN DALLAS



LOCATED WITHIN 3 MILES OF



16,400 Class A Multifamily Units



13.7 Million SF Class A Office



11.3 Million SF Retail



3,600 Class A Hotel Keys



Over 10% Projected Population Growth In the next 5 years

Brookhollow is one of the most infill industrial submarkets in the Dallas-Fort Worth metroplex. Approximately 2 miles from Uptown Dallas, 2.5 miles from Downtown Dallas, and 2 miles from Dallas Love Field Airport, Brookhollow is positioned as an ideal last-mile location that enables tenants to easily access the city's most affluent and densely populated areas.

The Brookhollow submarket is situated near I-35, TX-183, TX-114, and Loop 12 which allows easy access to other submarkets across the metroplex. Proximity to major thoroughfares, large residential areas, and other complementary businesses makes Brookhollow an irreplaceable last-mile logistics location in the Dallas-Fort Worth market.