

2424

N WESTMORELAND

Dallas, Texas 75212

60,000 - 193,045 SF
Pinnacle/Turnpike Submarket
For Sale or Lease

Newly Renovated!



PROPERTY FEATURES

- Heavy Power - 1,800 amps Total
- 1.0 Acres of Gravel Outside Storage Areas
- Rail Served by BNSF, UP, and KCS via DGNO
- 193,045 SF Total Available
- Divisible Down to 60,000 SF
- 3,258 SF Office Pod (Divisible)
- 22' Clear Height
- 25 Dock High Doors
- 1 Ramp
- Mechanical Pit Levelers Throughout
- Immediate Access to I-30
- Turnpike Submarket



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CANTEX
CAPITAL

FLOOR PLAN / BUILDING RENOVATIONS

New Roof



Newly Built Out Office Space – 3,258 SF Pods



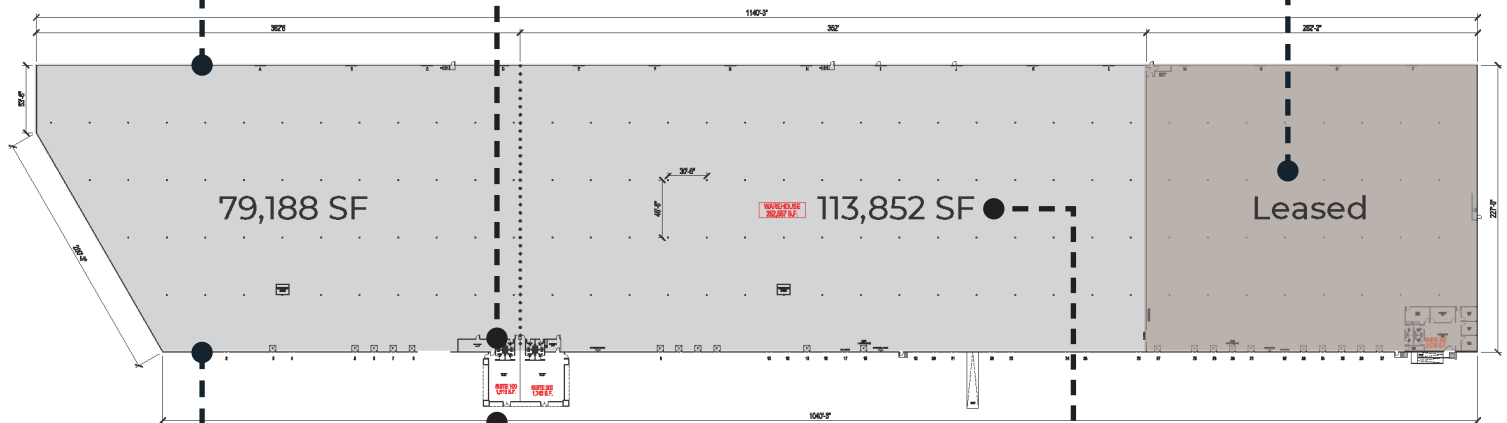
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59,512 SF

10-year lease with 4% annual escalations

NOI of \$618,091



Painted Exterior



New Storefront Façade



White Box Warehouse and Painted Columns & LED Lights Throughout

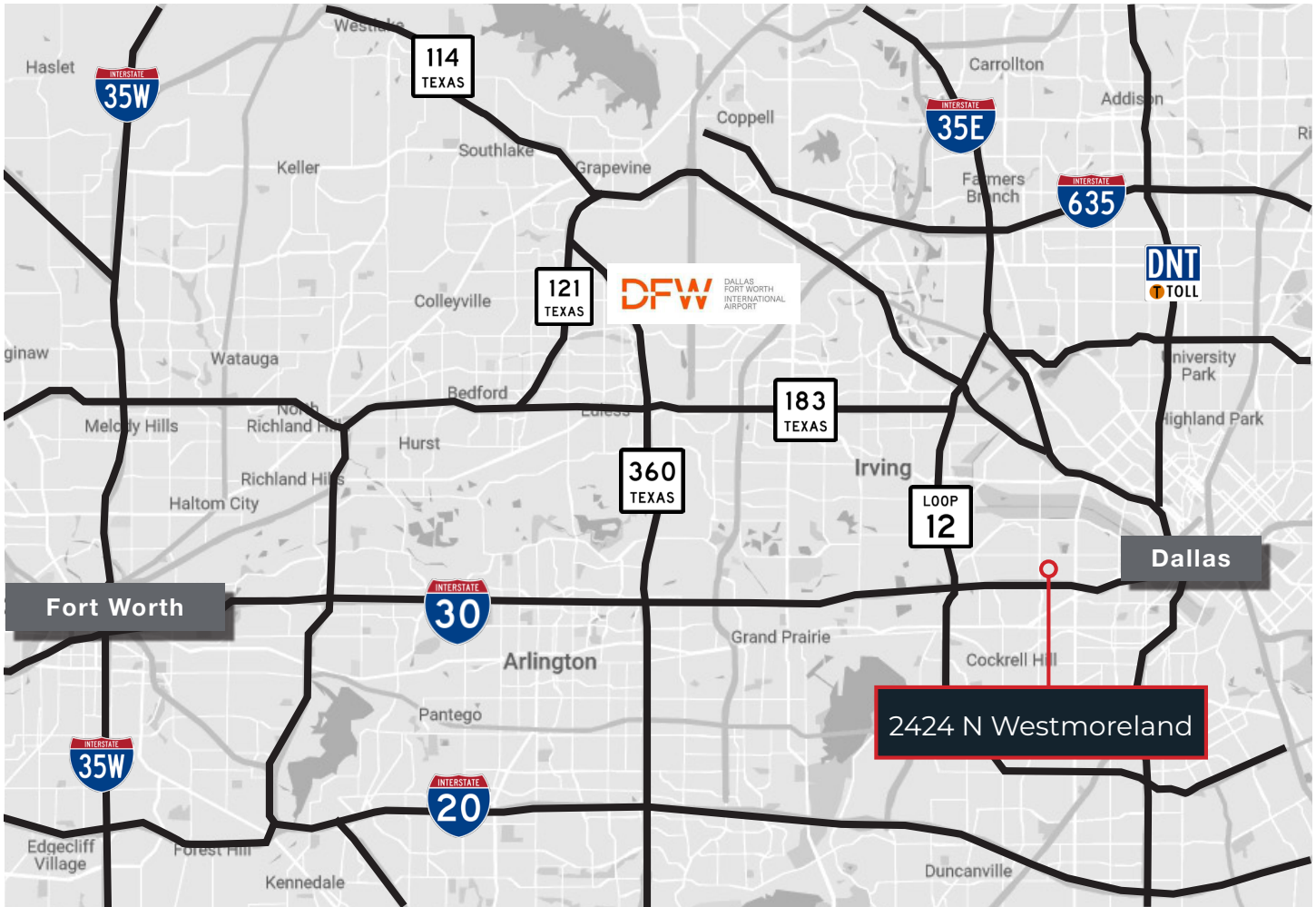
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LOCATION MAP



DRIVE TIMES

5 miles
DALLAS CBD

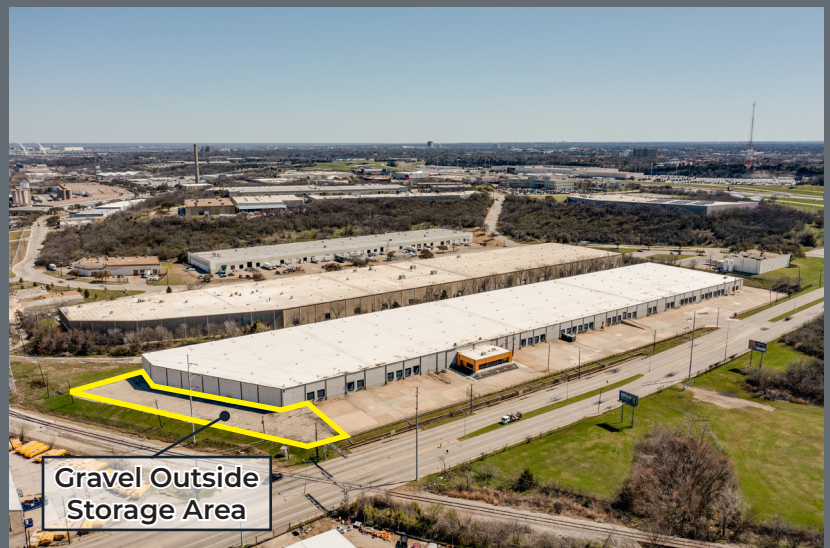
7 minutes
TX-183/TX-114

13 miles
DFW AIRPORT

7 minutes
I-35

5 miles
DALLAS LOVE FIELD

2 minutes
I-30



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INTERIOR OFFICE



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INTERIOR WAREHOUSE



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