

For Lease

35,954 SF 935 Avenue R Grand Prairie, TX 75050





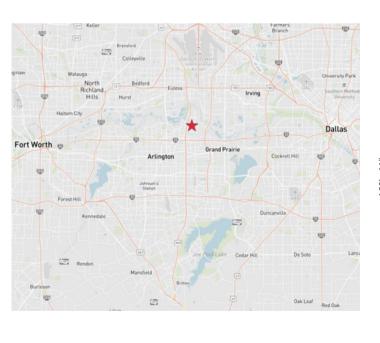
Randy Touchstone 214 236 6676 randy.touchstone@jll.com **Caleb McCoy, SIOR** 214 949 2084 <u>caleb.mccoy@jll.com</u> Bo Puckett 214 621 1565 bo.puckett@jll.com



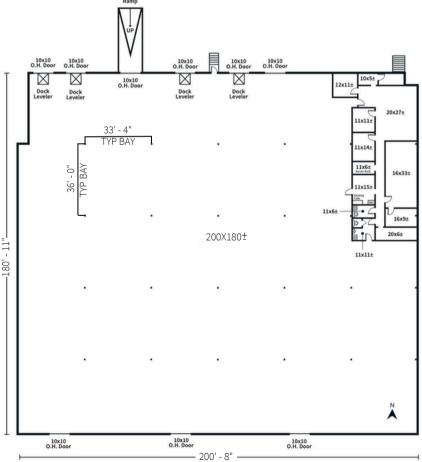
Property Specifications

- Suite SF: 35,954
 - Warehouse SF: 33,201
 - Office SF: 2,753
- End Cap Suite
- 24' Clear Height
- (6) 10' x 10' Dock High Doors
 (5 with Pit Levelers)
- (1) Ramped Door
- Fully Sprinklered (Class IV)
- Ample Parking
- Available 12/1/2025
- Power: 3-Phase 120/240v, 600A (Ability to Upgrade)

Map and Floor Plan







JLL

Randy Touchstone 214 236 6676 randy.touchstone@jll.com

Caleb McCoy, SIOR 214 949 2084 <u>caleb.mccoy@jll.com</u> Bo Puckett 214 621 1565 bo.puckett@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.