



For Sale

15,220 SF on .98 Acres
3605 Kim Drive | Irving, TX 75061
Available Immediately



JLL Contacts

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Jones Lang LaSalle Brokerage Inc.



Property Specifications

Building

- 15,220 SF on .98 Acres Available for Sale
 - 10,400 SF +/- Warehouse
 - Open Entryway
 - Open Bullpen with Breakroom
 - 2 Private Offices
 - IT Closet
 - Unisex Single RR
 - Unisex Single RR
 - Women's RR (2)
 - 2,700 SF +/- Mezzanine Office
 - Bullpen Office
 - Large Conference/Training Room
 - Breakroom
 - IT Closet
 - Men's RR (1)
 - Women's RR (2)
 - 900 SF +/- Storage Building

YOC

- 1985

Clear Height

- 20' Minimum

Loading

- 2 Grade Level Doors
- 1 Dock High Door

Sprinklers

- Fully Sprinklered (Class III)

FEMA Flood

- None

Zoning

- ML-20a Light Industrial

Parking

- 15 Striped Parking Spaces

Power

- Heavy Power (Estimated 1200 Amps)

HVAC

- Fully HVAC Warehouse (Trane)

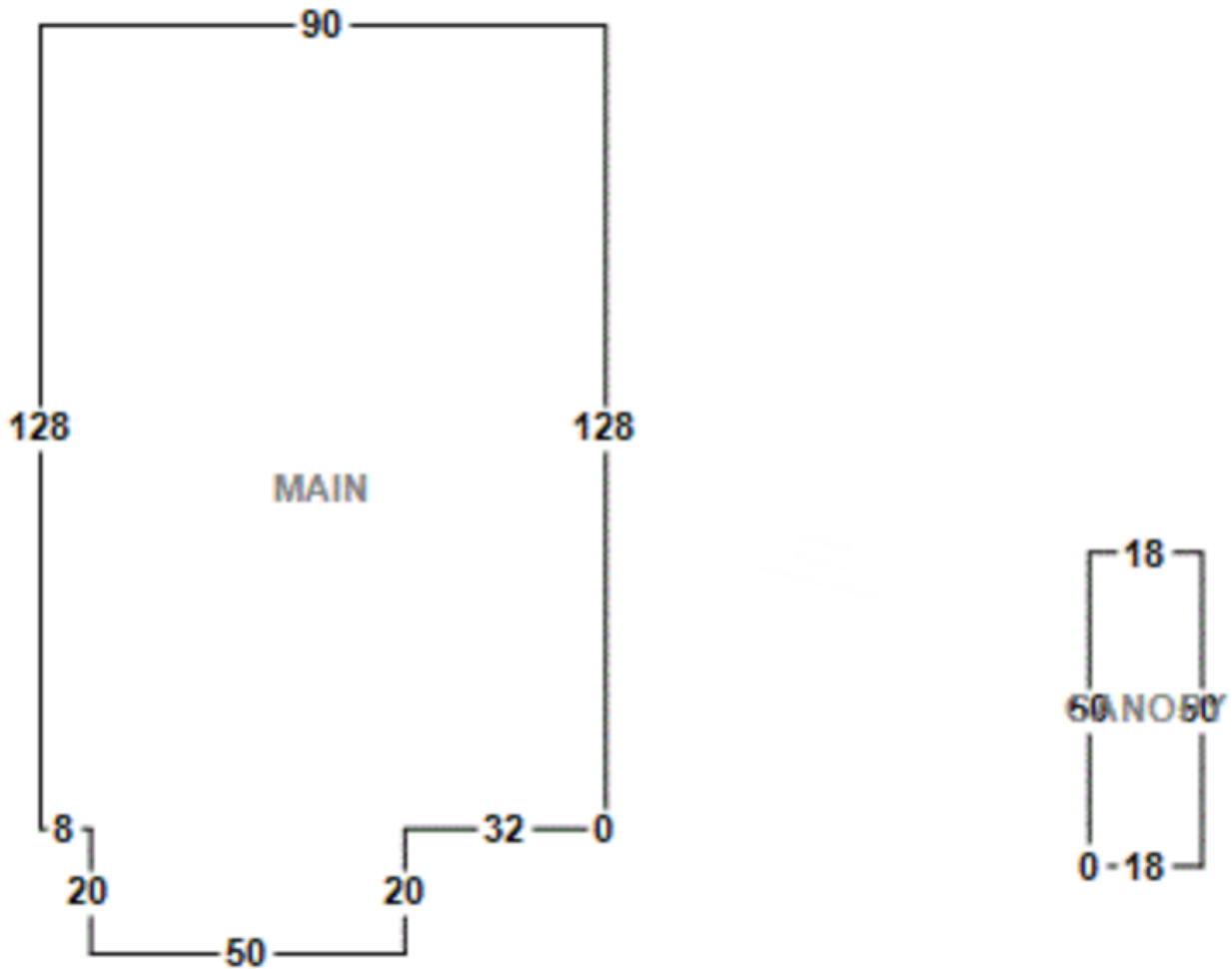
Additional Features

- Tilt Wall
- Clear Span



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Site Plan





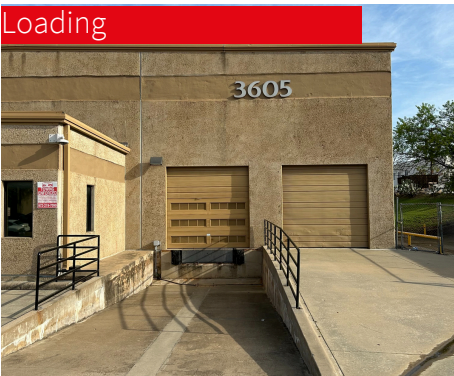
Warehouse



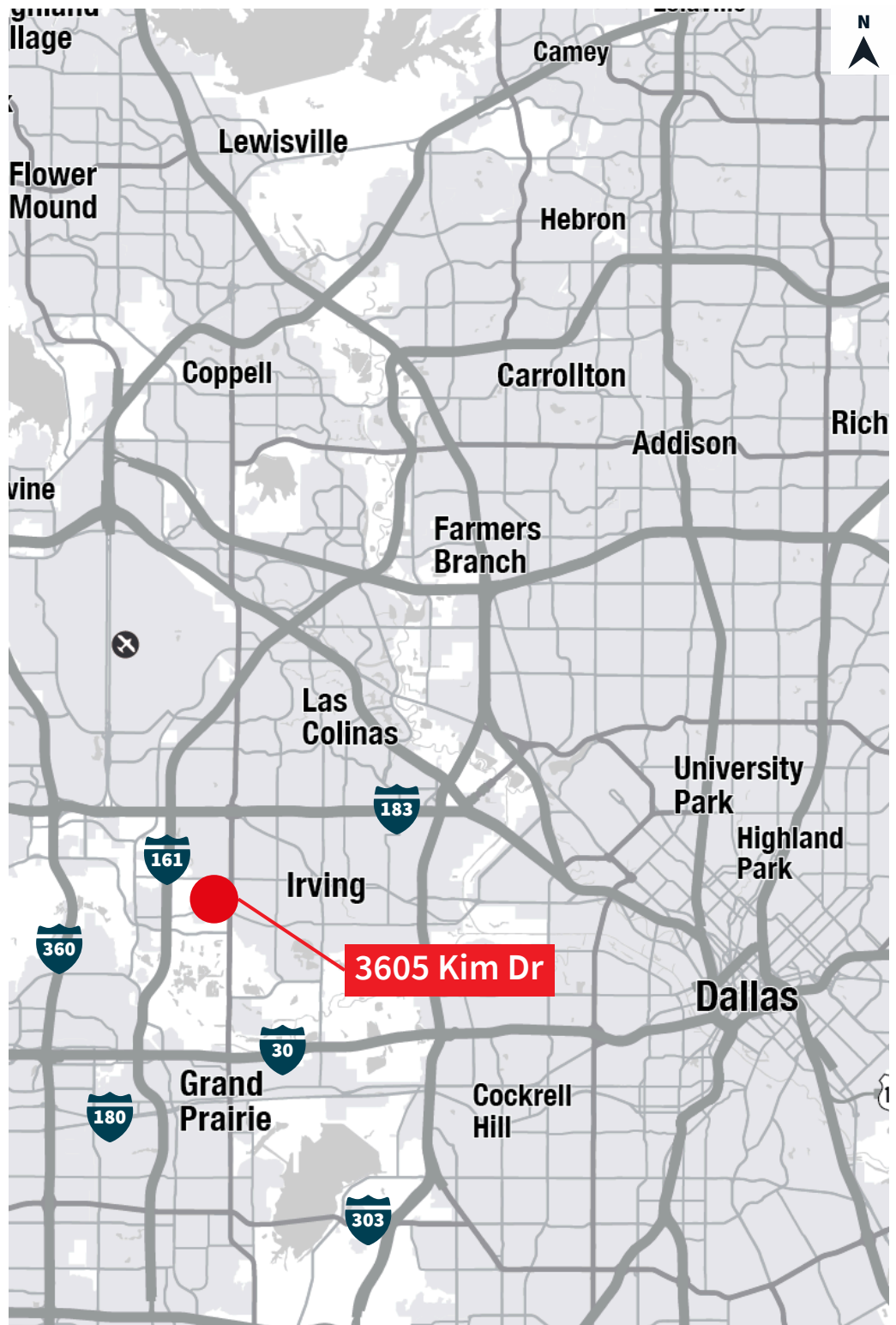
Warehouse



Loading



Entrance



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