



For Sale

7,495 SF on .63 Acres

3626 Kim Drive | Irving, TX 75061

Available Immediately



JLL Contacts

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Jones Lang LaSalle Brokerage Inc.



Property Specifications

Building

- 7,495 SF on .63 Acres Available for Sale
 - 6,000 SF +/- Warehouse
 - 1,495 SF +/- Office
 - Reception Area
 - 2 Private Offices
 - Open Bullpen
 - Men's RR (1)
 - Women's RR (1)

YOC

- 1985

Loading

- 2 Grade Level Doors
- 2 Dock High Doors

Clear Height

- 18' Minimum

Sprinklers

- None

Outdoor Storage

- 0.15 Acres of Secured Outdoor Storage

FEMA Flood

- None

Zoning

- ML-20a Light Industrial

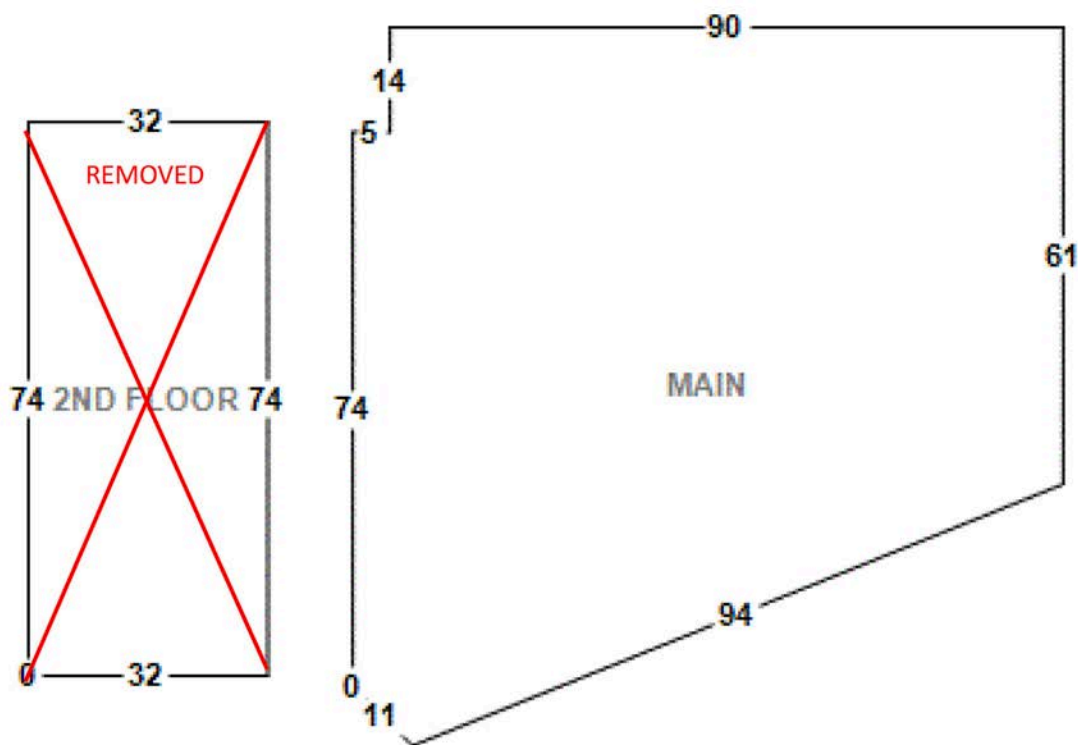
Parking

- 10 Striped Parking Spaces (Expandable)

Additional Features

- Tilt Wall

Site Plan



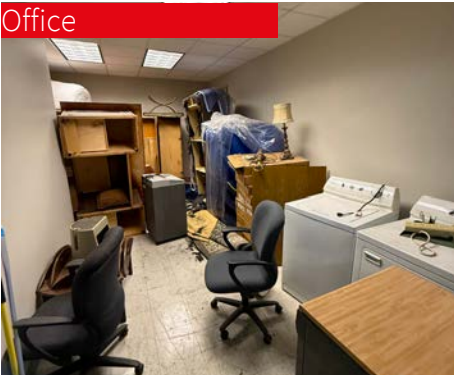


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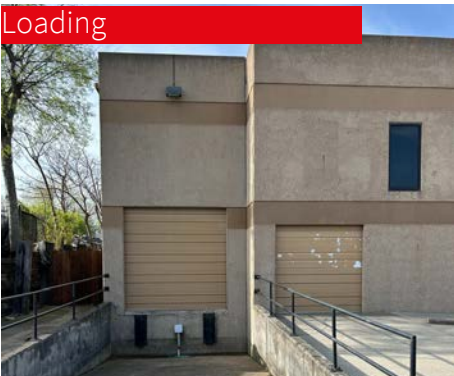
Office



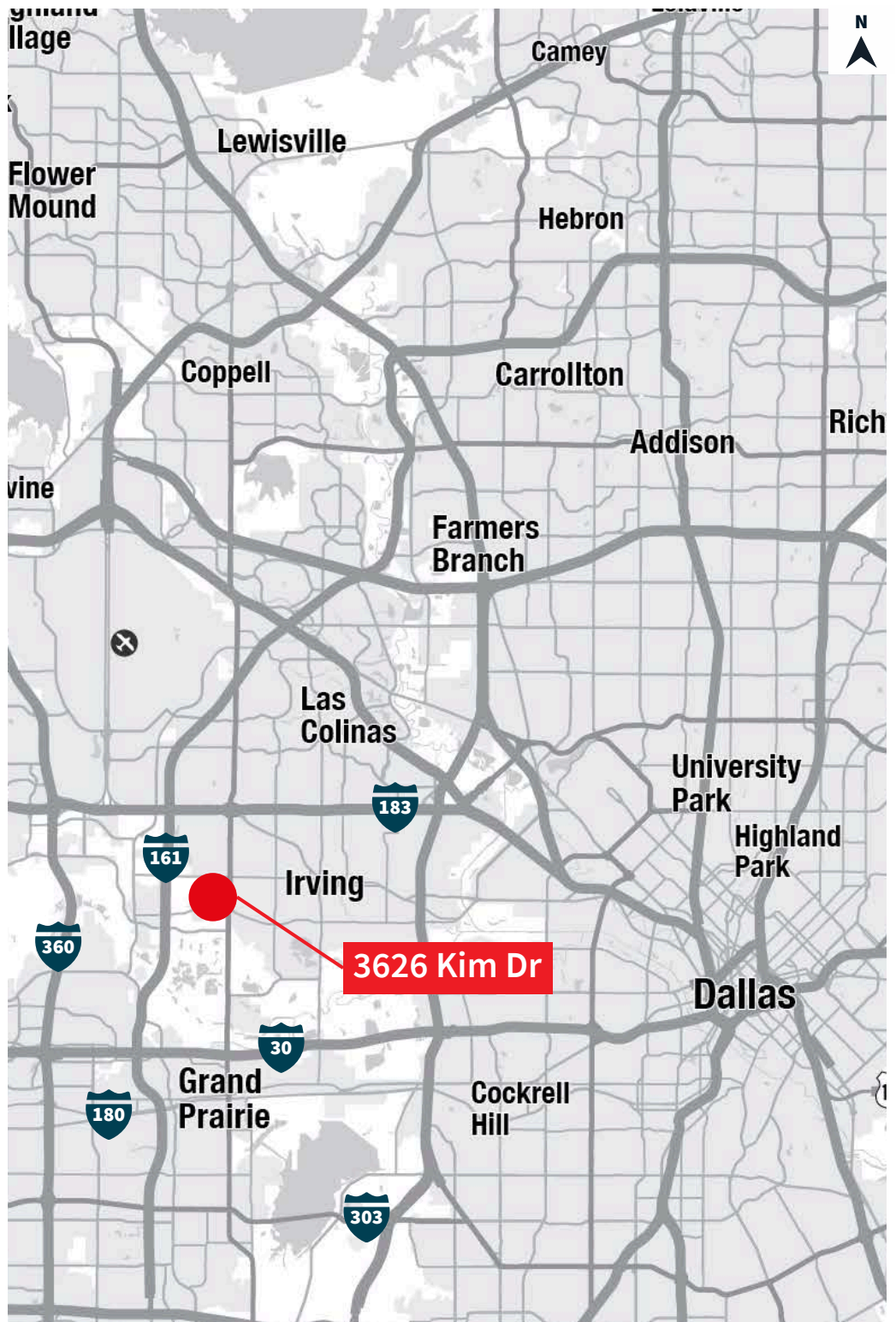
Warehouse



Loading



Entrance



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