



For Lease

1350 Avenue S, Grand Prairie, TX 75050

±49,433 SF with ± 1 AC of paved outdoor storage



**NEW OWNERSHIP &
MANAGEMENT**

**INTERIOR MAKE
READY UNDERWAY**

JLL

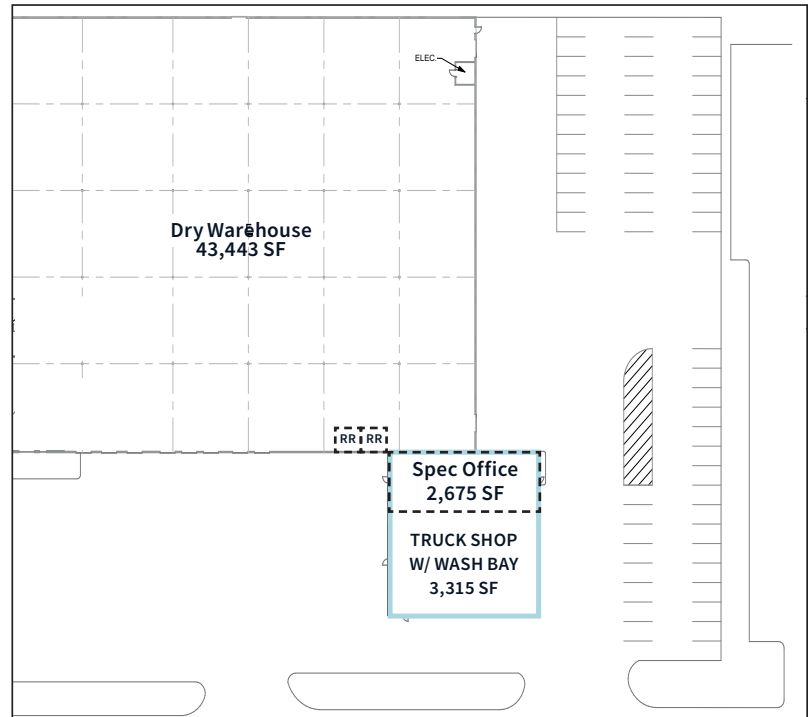
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Property Specifications

- ± 49,433 SF Total
- ± 2,675 SF of Spec Office
- ± 43,443 SF Warehouse
- ± 3,315 SF Maintenance Bays
- 26' Clear Height
- 8 Dock High Doors
- 8 Mechanical Pit Levelers & Dock Seals
- 2 Drive Thru Truck Maintenance Bays with (4) 12' x 14' Grade Level Doors
- ± 1 Acre of Paved Area for Outdoor Storage
- 800 Amps 480 Volt 3 Phase power
- 59 Striped Car Parks
- 39' x 39' Column Spacing



Building Improvements

- Ability to Spec to Suite During Make Ready/Construction
- Upgraded ESPR Sprinkler System
- LED Lighting Throughout
- Exterior Painting - Complete
- Landscaping - Complete
- Ability to fence and secure (not part of base scope)



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