



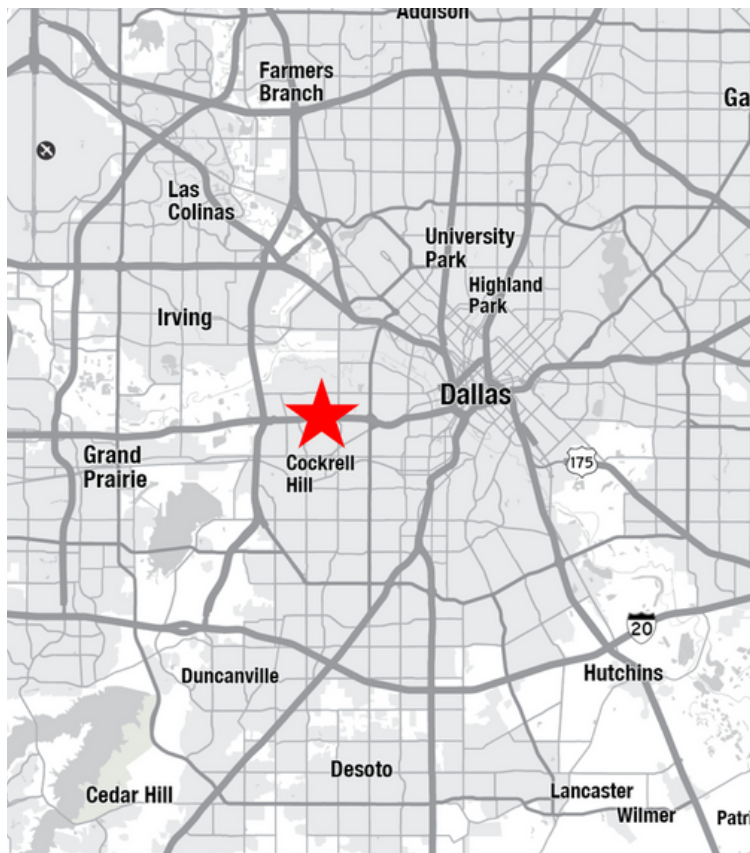
52,800 SF

**HVAC Industrial space for sublease**

Sublease expires  
October 31, 2025

# 3530 Pipestone Road

**Dallas, Texas 75212**

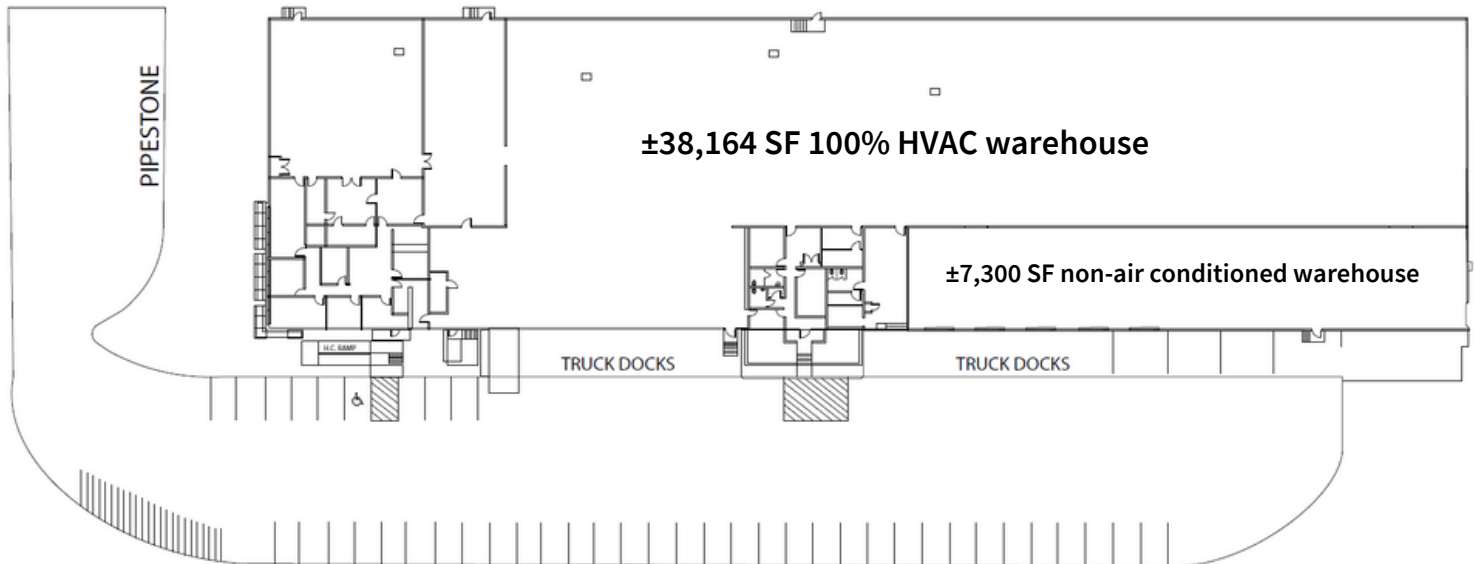


## Property specifications

- 52,800 SF available (38K SF 100% HVAC warehouse)
- 7,336 SF office
- ±7,300 SF non-air conditioned warehouse
- 3 dock high doors (non-air conditioned side)
- 1 grade level door (non-air conditioned side)
- 4 dock high doors with levelers (recently serviced air conditioned side)
- 1 ramp (air conditioned side)
- 4 rail doors
- 20' clear height
- 2 electrical services: 2,000 amps 480 volt, 3 phase and 1,400 amps 240/120
- Sprinklered

# 52,800 SF

## Industrial space for lease



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