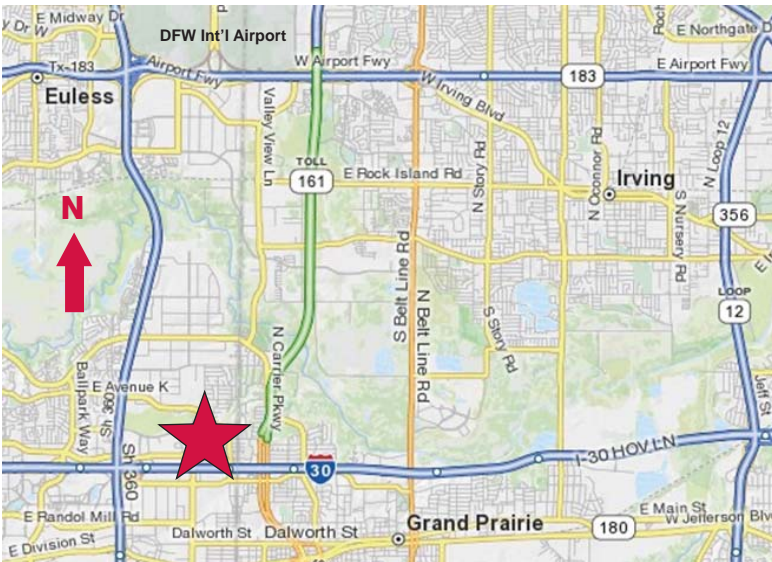


For Sale/Lease

2895 113th Street
Grand Prairie, Texas
103,584 Square Feet



- ± 12,000 SF Office - Ground Floor
- ± 5,577 SF Office - Mezzanine
- ± 14,320 SF A/C Production Area
- ± 28' Clear Height
- 10 Dock High Doors
- 2 Ramped Doors
- 40' x 40' Column Spacing
- ± 190' Truck Court
- Sprinklered (Can Upgrade to ESFR)
- Power: ± 2200A / 480V / 3 Phase
- On-Site Backup Generator
- ± 124 Car Parks
- Divisible to 40,000 SF
- Situated on ± 4.61 Acres of Land
- Built in 1988
- Easy Access to Hwy. 360, Hwy. 183, I-30, I-20 & DFW Int'l Airport



NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

4851 LBJ Freeway Suite 1000 Dallas Texas 75244 Tel 214 256 7100 www.robertlynn.com

contact information:

Michael A. Stanzel, SIOR

NAI Robert Lynn

direct 214 256 7122

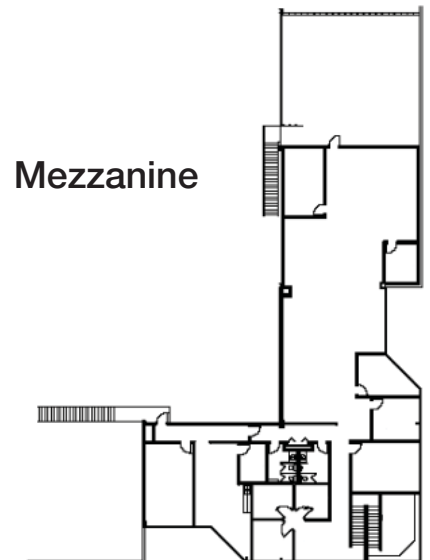
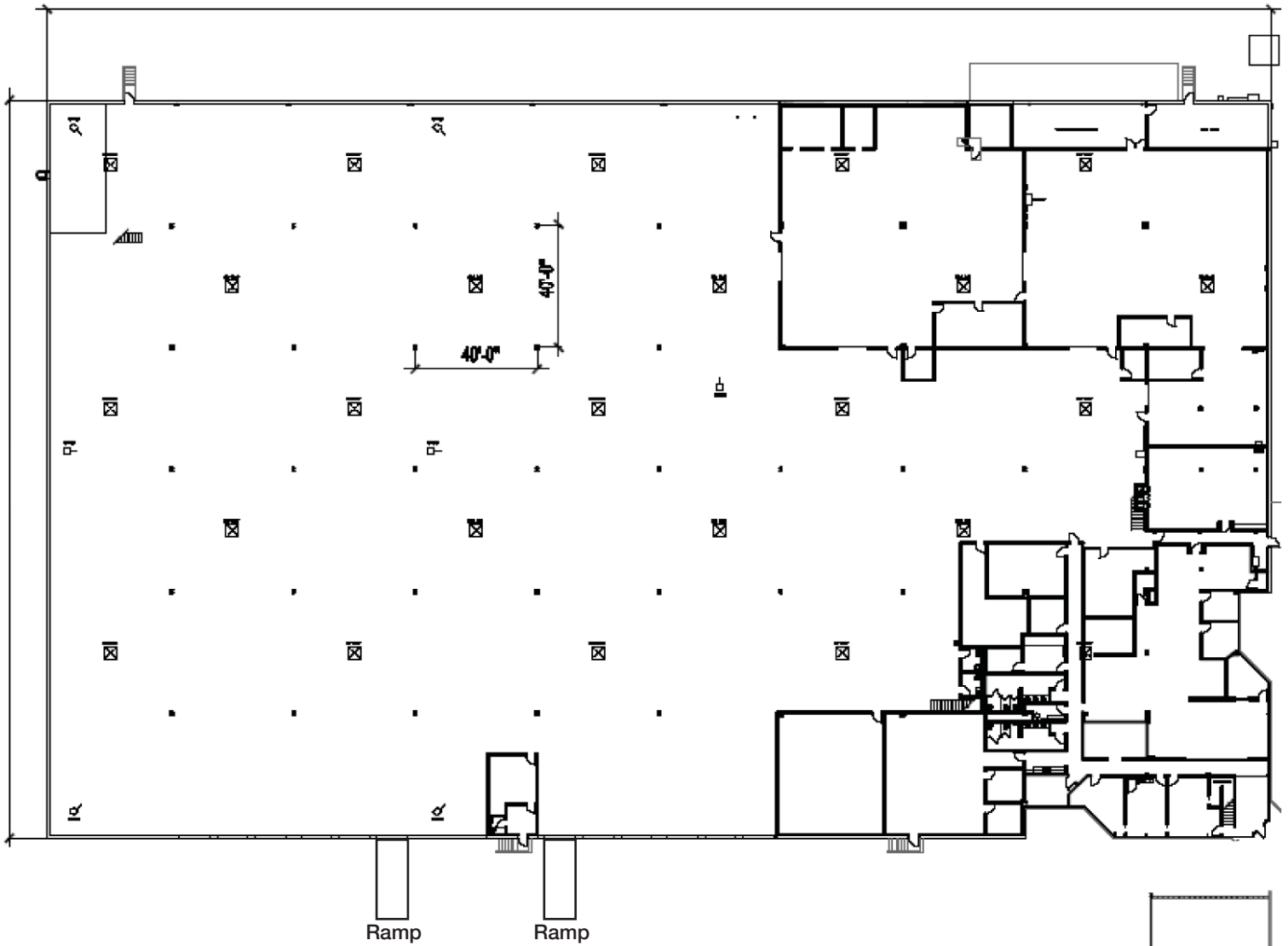
fax 214 256 7101

email mstanzel@robertlynn.com



For Sale/Lease

2895 113th Street
Grand Prairie, Texas
103,584 Square Feet



NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Individual Memberships
SIOR SOCIETY OF
INDUSTRIAL AND
OFFICE REALTORS®