

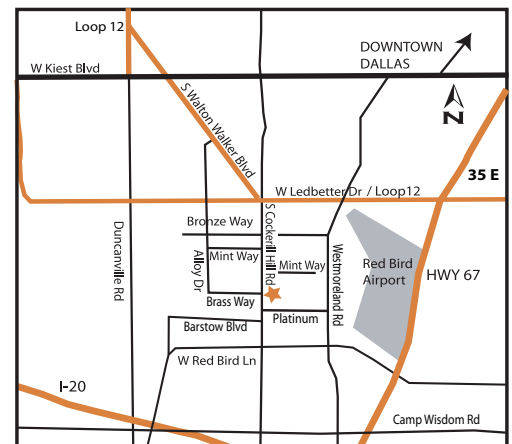
SALE/LEASE — 5108 COCKRELL HILL ROAD —

FROM 36,180 UP TO 96,120 SQUARE FEET AVAILABLE FOR LEASE



5108-5122 COCKRELL HILL ROAD, DALLAS, TEXAS 75236

- FROM 36,180 SQUARE FEET UP TO 96,120 SQUARE FEET FOR LEASE
- FREESTANDING BUILDING FRONTING ON COCKRELL HILL ROAD
- SITUATED ON APPROXIMATELY 5 ACRES OF LAND
- FENCED-IN CONCRETE PARKING, TRUCK COURT AND STORAGE SURROUNDING THE BUILDING
- CLEAR HEIGHT APPROXIMATELY 20'-22'
- SPRINKLERED
- DOCK HIGH LOADING FACILITIES
- MANUFACTURING/DISTRIBUTION FACILITY
- POWER IS 2000 AMPS AT 480V AND 1200 AMPS AT 240V
- ACTIVE RAIL BEHIND THE PROPERTY, BUT NO SPUR
- EXCELLENT ACCESS TO LOOP 12, I-20, HWY 67, AND I-35
- CLOSE PROXIMITY TO DFW INTERNATIONAL AIRPORT
- CLOSE PROXIMITY TO REDBIRD AIRPORT
- PROMINENT TENANT IDENTIFICATION
- RECESSED ENTRANCES



MAVERICK
COMMERCIAL REAL ESTATE

TRAVIS BOURGEOIS
(972) 889-4404

FOR INFORMATION CONTACT:

MARK ASTON
(972) 889-4400

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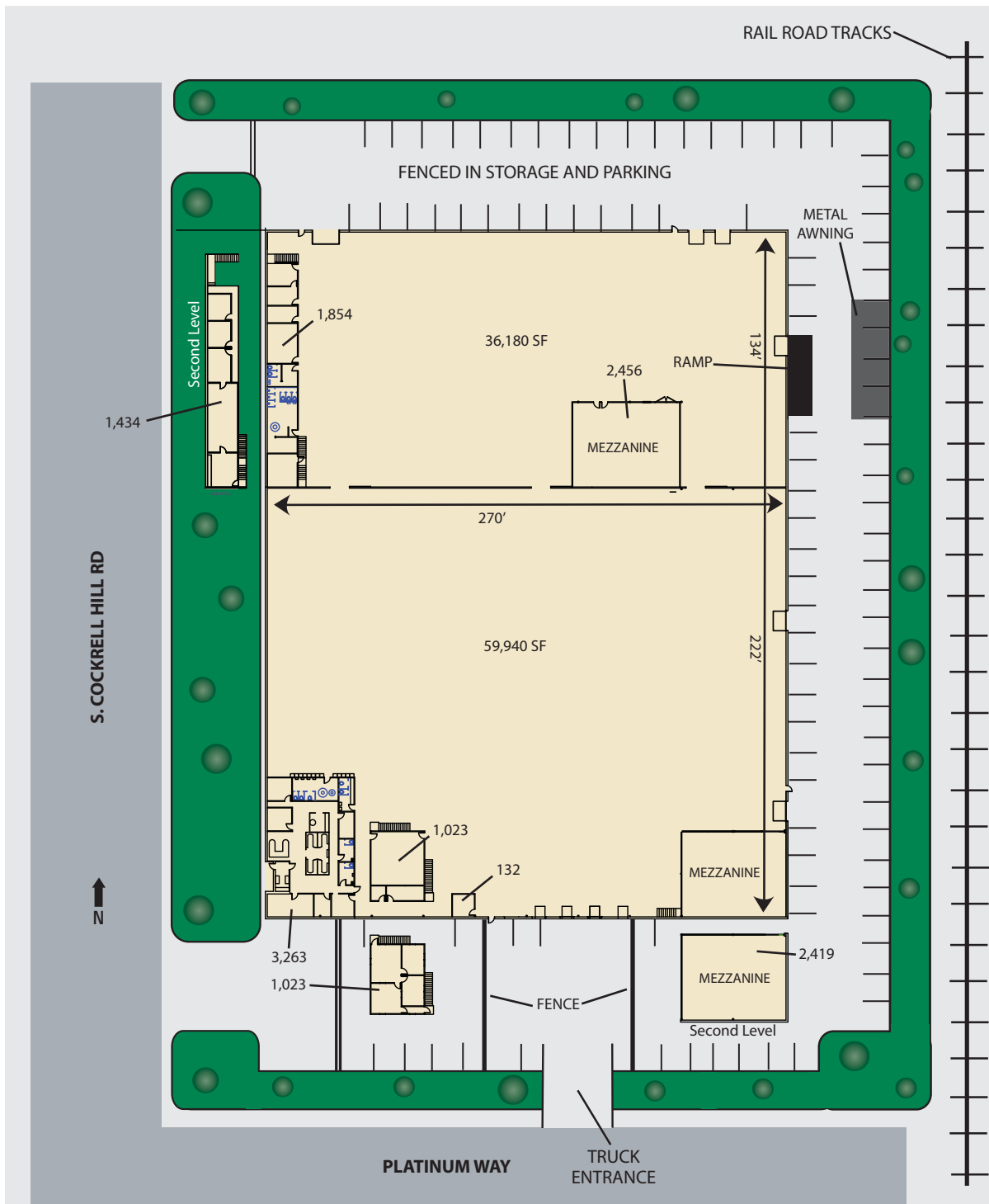
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