

FOR LEASE

16,800 SF AVAILABLE
634 W MOCKINGBIRD LANE
DALLAS, TEXAS

D II B

Downtown Dallas

Irving Blvd

W Mockingbird Lane

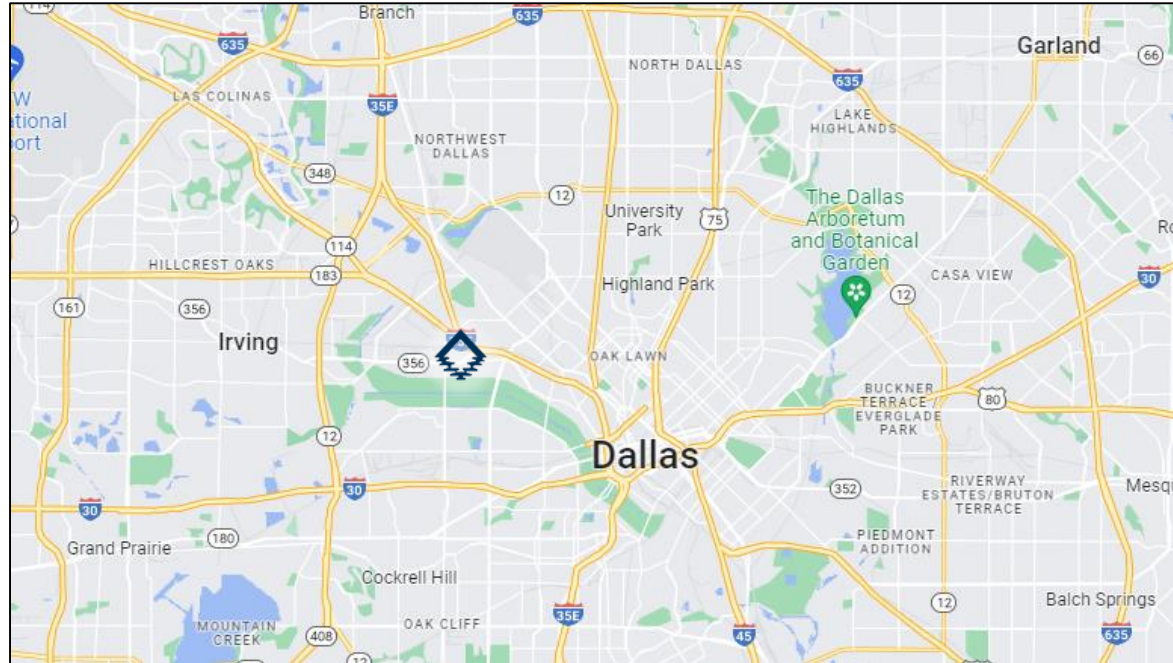
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SPACE FOR LEASE – INFORMATION

- **16,800 SF Available**
 - **2,318-SF Office**
 - **14,482-SF Warehouse**
- **16' Clear Height**
- **2 Dock High Doors**
- **Front Load Building**
- **2024 Make Ready**
- **2021 TPO Roof**
- **LED Lighting**
- **Sprinklered**
- **208 Volt, 3-Phase Power**
- **Direct Access to I-35 & John Carpenter**
- **Immediate Availability**



MARKETED BY:

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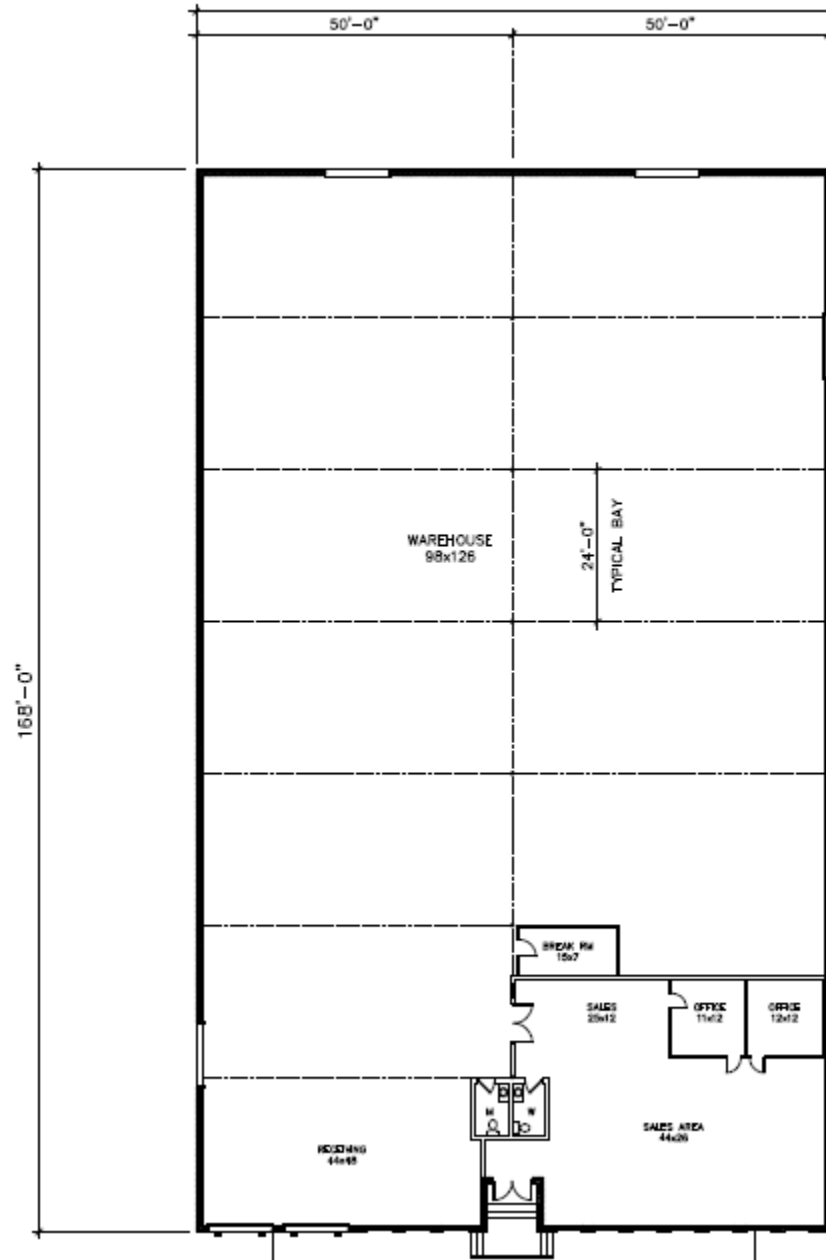
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SF Breakdown

Warehouse	14,482-sf
Office	2,318-sf
TOTAL:	16,800-sf

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