

Office/Warehouse at I-35 & Lamar



Excellent Spaces Available with I-35 Visibility

- 18,752 SF warehouse/distribution space available for lease
- Immediate highway access to I-35
- 112,000 cars per day
- Interstate visibility

For more information:

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Building Specifications

| | |
|-----------------------------|--|
| Total Available SF: | 18,752 SF |
| Office Area: | 3,500 SF (est.) |
| Total Building SF: | 106,285 SF |
| Year Built: | 1978 |
| Total Land Area: | 5.5 Acres |
| Zoning: | P-1, Planned Industrial |
| Traffic Count: | 112,000 cars per day |
| Construction: | Pre-cast concrete (full height), structural steel, Twin T/Block |
| Roof-Type: | BUR/Modified |
| Clear Height: | 19'-4" |
| Sprinkler: | Wet System |
| Electrical: | 400 AMP, 120/208/277/480v, 3-ph |
| Column Spacing: | 37' N-S x 33' E-W |
| Floor Type: | 6" - slab on grade |
| Loading: | 3 dock-high doors (2-8' x 10', 1 - 12' x 8') |
| Truck Court Depth: | 140' (est.) |
| Parking: | 173 spaces (building total unassigned) |
| Net Charges: (2022 Est.) | CAM: \$0.70 PSF INS: \$0.11 PSF TAX: \$1.45 PSF Total: \$2.26 PSF |

Building Specifications (cont.)

| | |
|----------------|----------------|
| Lease Type: | Net, Net |
| Offering Rate: | \$4.25 PSF Net |

For more information:

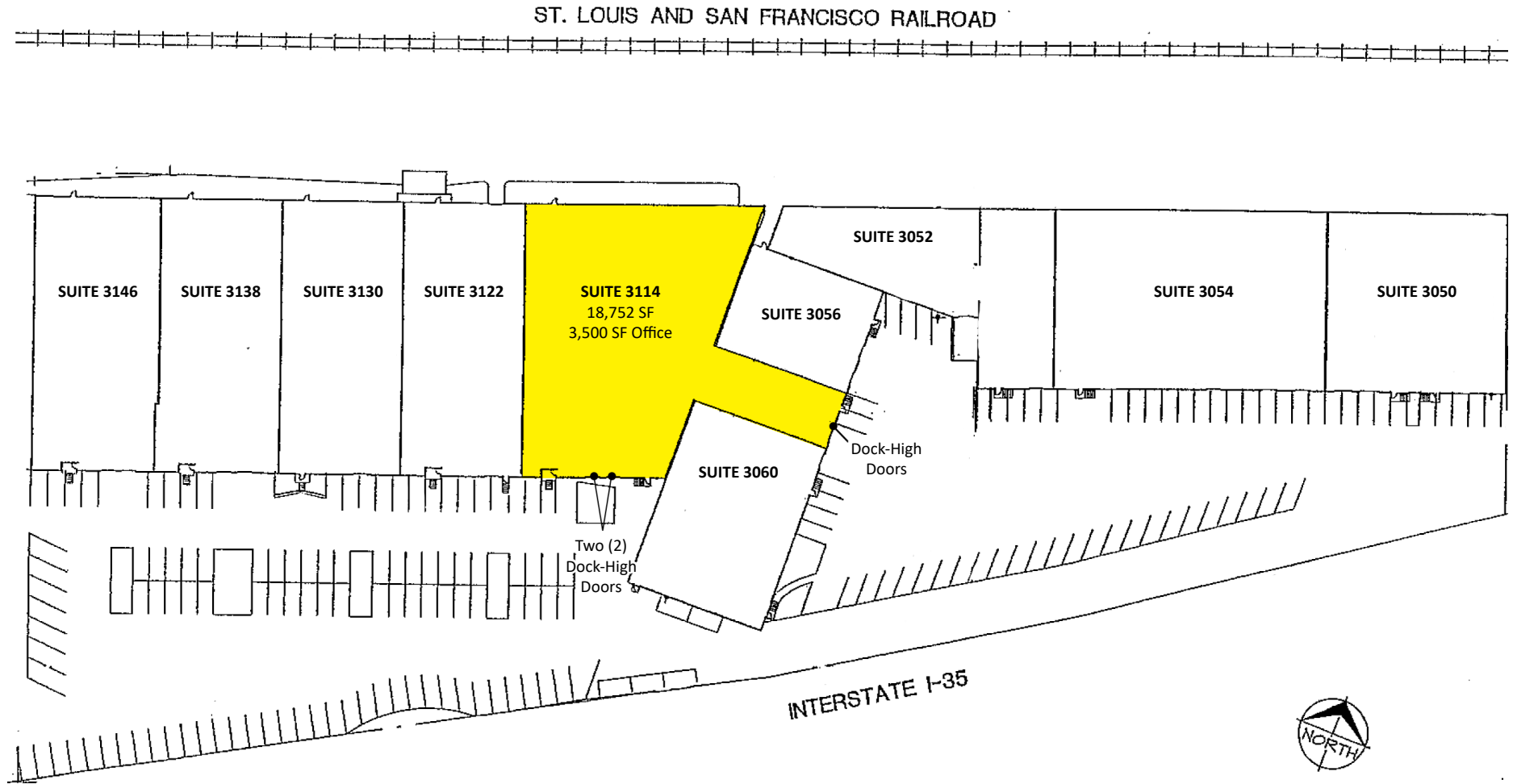
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Lamar Distribution Center

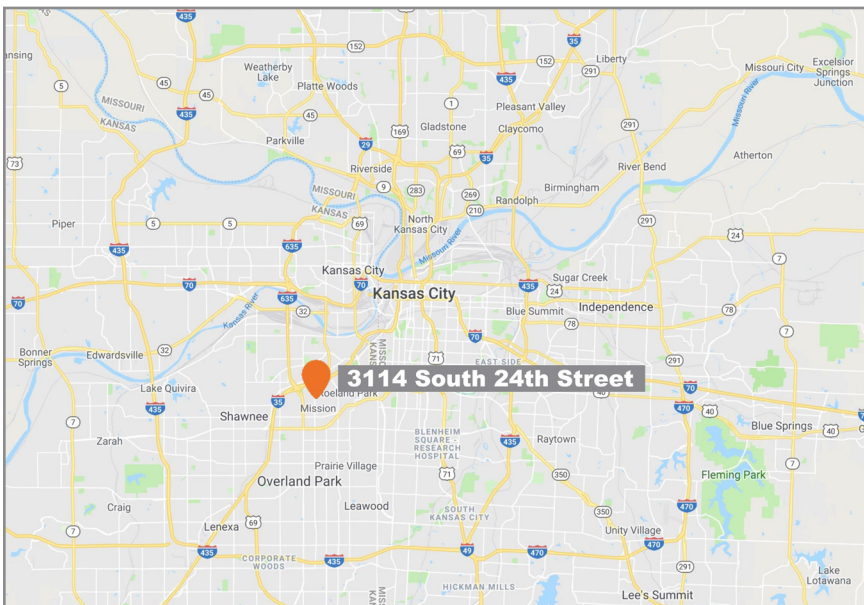
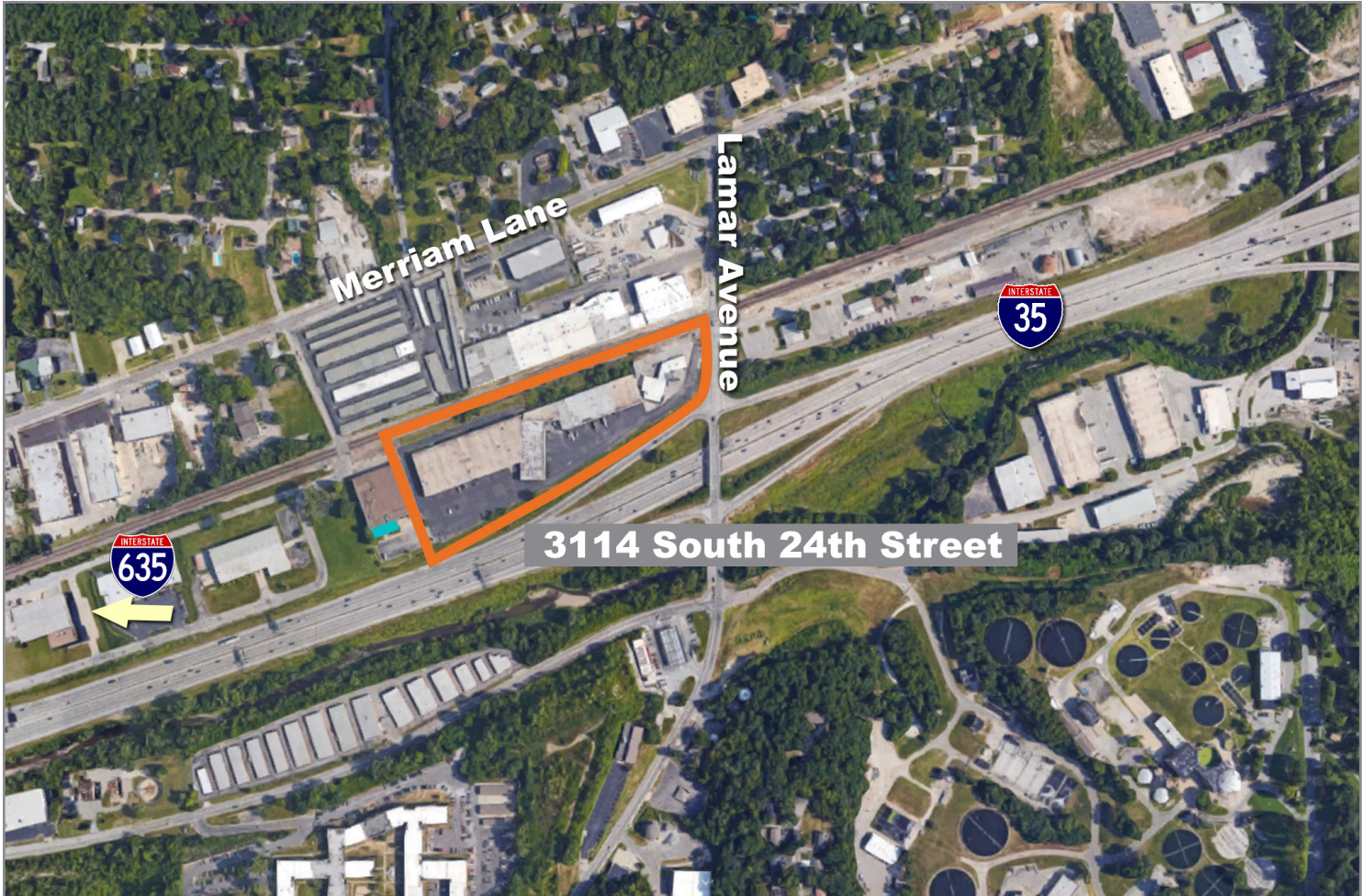
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For Lease



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