

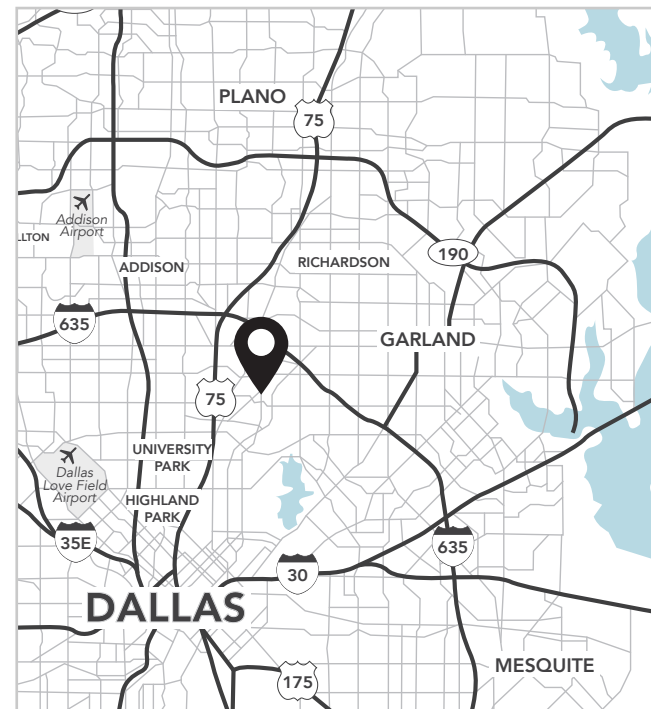
11333 PAGEMILL ROAD

DALLAS, TX



SITE FEATURES

- **Total Building Area** 131,776 SF
- **Total HVAC** 100% Office & Warehouse
- **Office Area** First Floor: 39,099 SF | Mezzanine: 28,718 SF
- **Land Area** 5.51 acres
- **Clear Height** 23'
- **Column Spacing** 46' w x 28'd
- **Loading Configuration** Rear Load
- **Truck Court Depth** Varied - 95' up to 202'
- **Auto Parking** 295
- **Dock Doors** 4 (Expandable)
- **Drive-In Doors** 1 (Expandable)
- **Zoning** IR
- **Construction Year** 1979
- **Fire Protection System** Wet Sprinklers
- **Power** 277 - 480v +/- 11,000 amps of panels
Transformer: 750 KVA Oncor upgrade available
- **Fully Secured**



JAMES MANTZURANIS

214.267.0494

jmantzuranis@streamrealty.com

ADAM JONES

214.560.5102

adam.jones@streamrealty.com



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SITE PLAN



JAMES MANTZURANIS

214.267.0494

jmantzuranis@streamrealty.com

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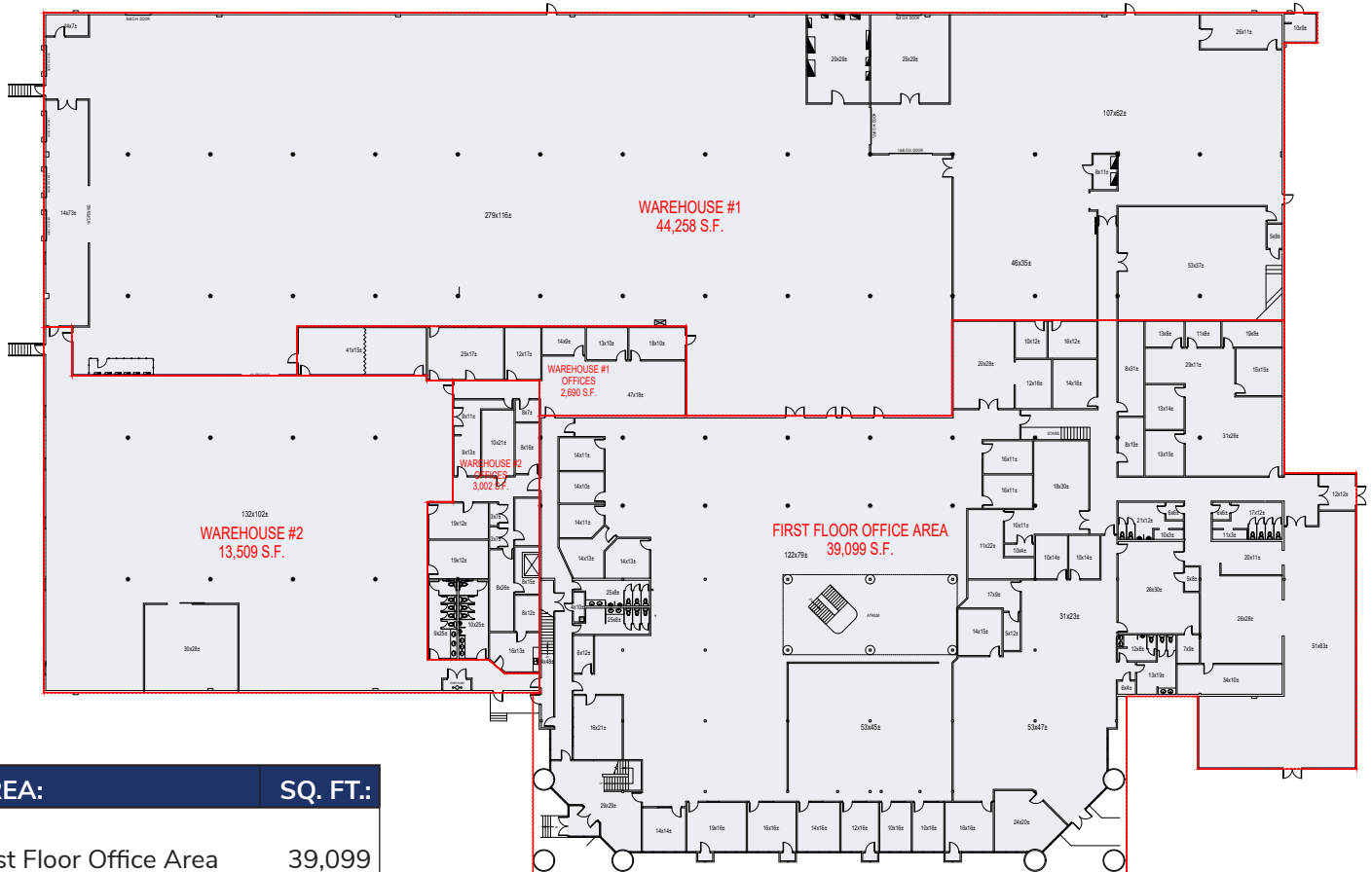
214.560.5102

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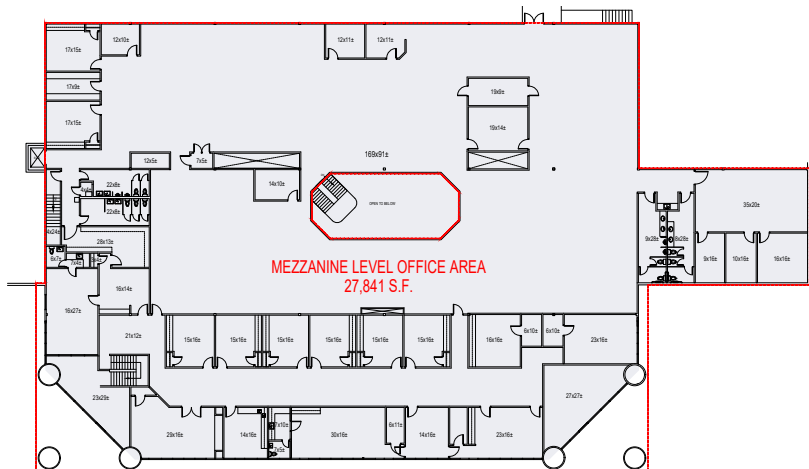
DALLAS, TX

FLOORPLAN - AS IS



FIRST FLOOR PLAN

AREA:	SQ. FT.:
First Floor Office Area	39,099
Mezzanine Office Area	28,718
Warehouse #1	44,258
Warehouse #1 Offices	2,690
Warehouse #2	13,509
Warehouse #2 Offices	3,002
TOTAL:	131,276

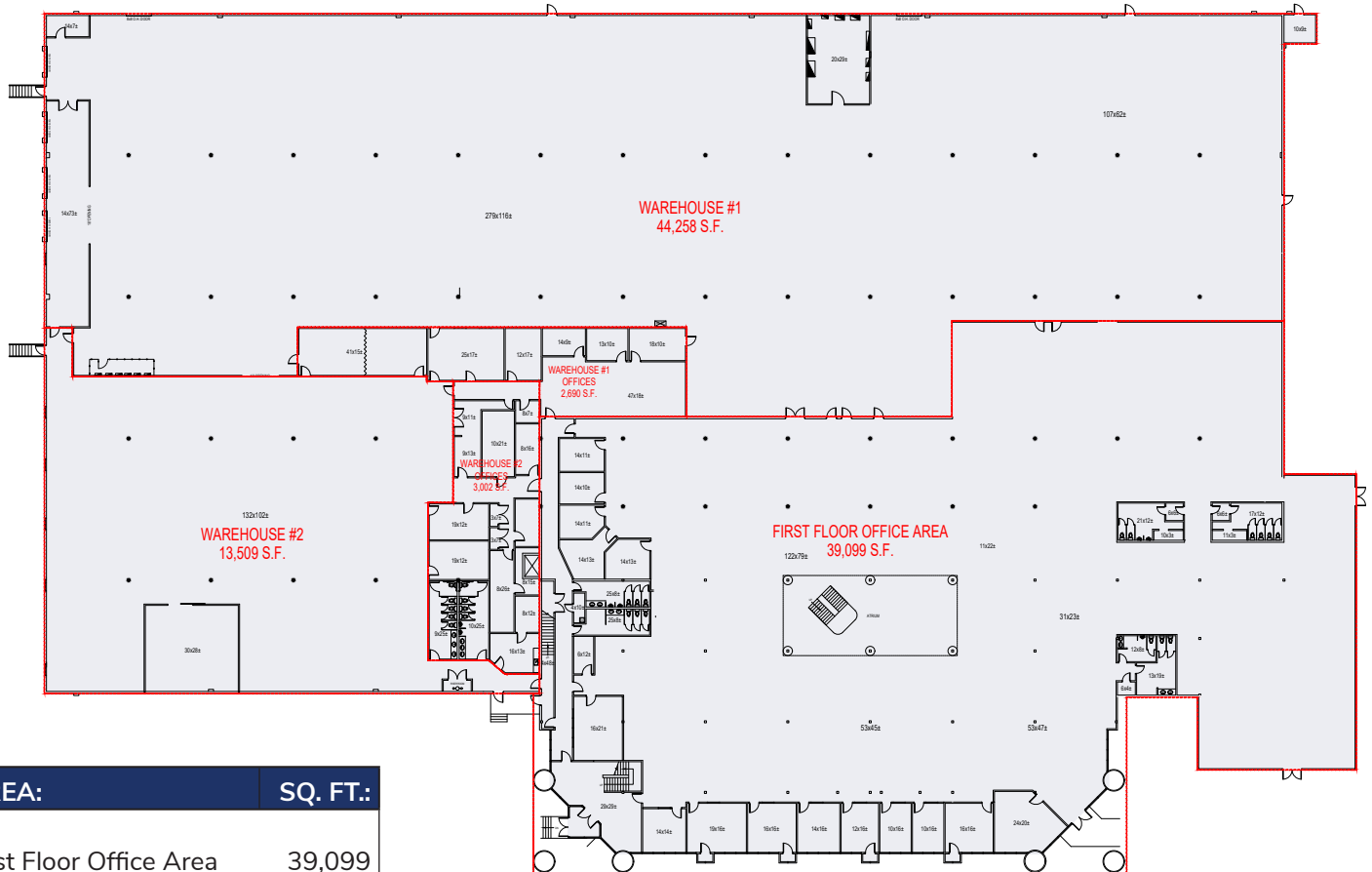


SECOND FLOOR OFFICE

11333 PAGEMILL ROAD

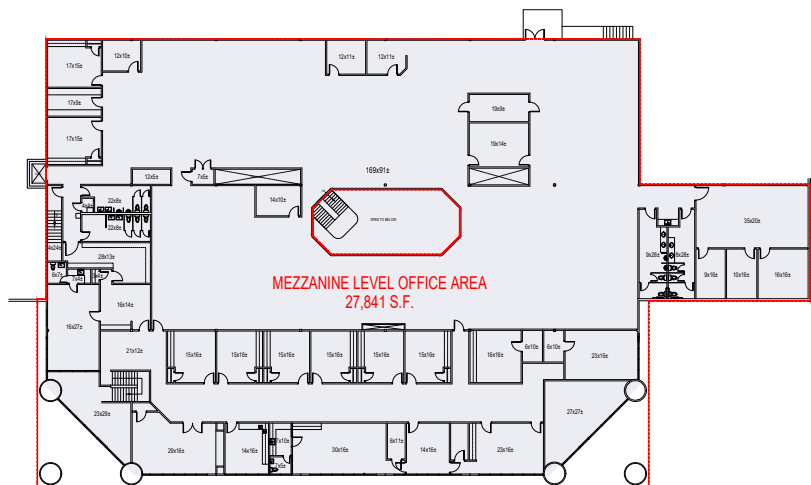
DALLAS, TX

FLOORPLAN - OPTION 1



FIRST FLOOR PLAN

AREA:	SQ. FT.:
First Floor Office Area	39,099
Mezzanine Office Area	28,718
Warehouse #1	44,258
Warehouse #1 Offices	2,690
Warehouse #2	13,509
Warehouse #2 Offices	3,002
TOTAL:	131,276

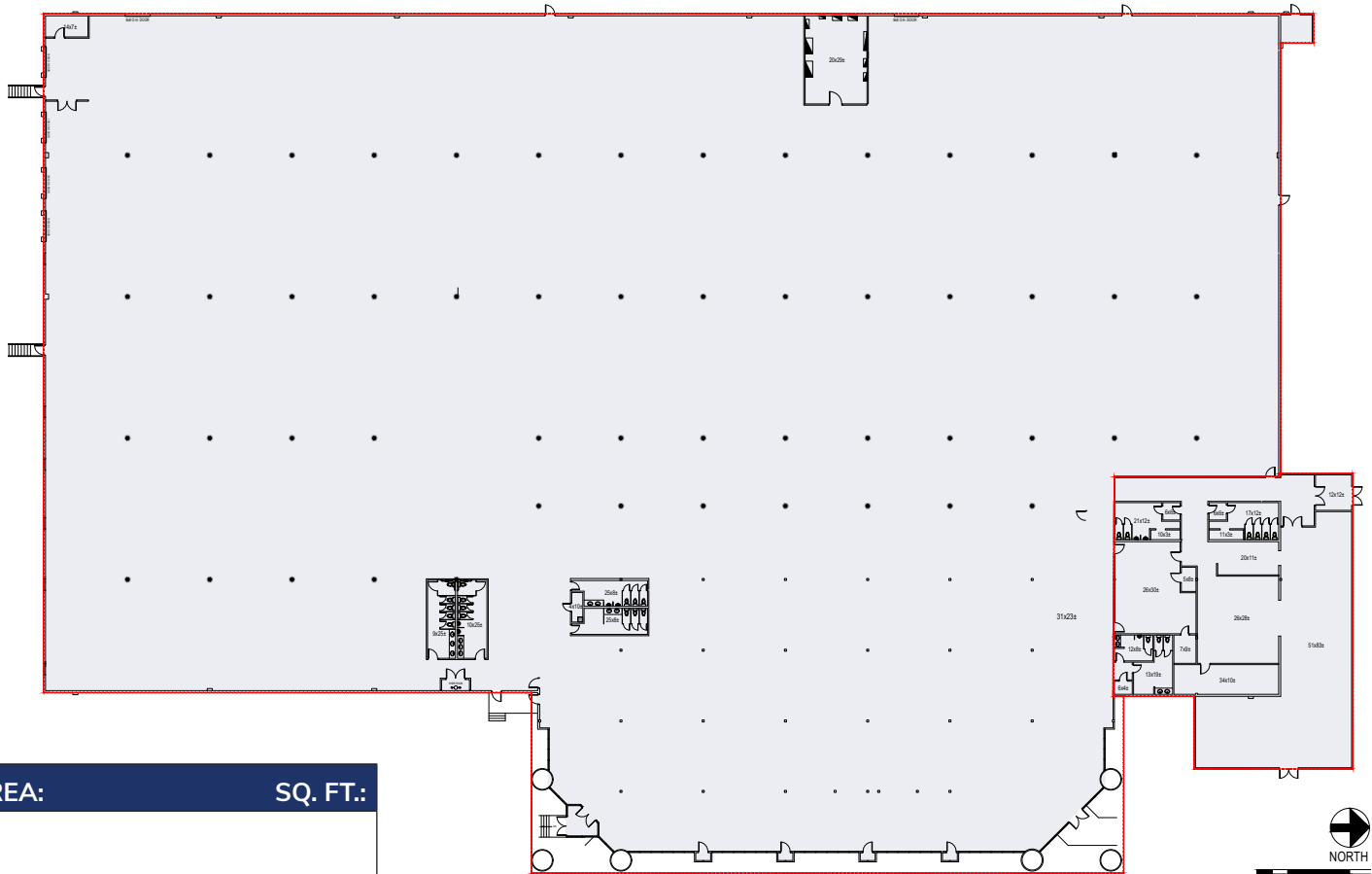


SECOND FLOOR OFFICE

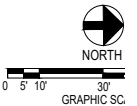
11333 PAGEMILL ROAD

DALLAS, TX

FLOORPLAN - OPTION 2



FIRST FLOOR PLAN



AREA:	SQ. FT.:
First Floor Office Area	6,760
Warehouse #1	95,792
TOTAL:	102,552