

2454 NW Dallas Street

Grand Prairie, Texas 75050

FLEX / INDUSTRIAL OWNER-USER OPPORTUNITY

±9,750 SF Fully Air-Conditioned Building*

Includes separate ±6,500 SF commercial lot

ASKING PRICE

\$1,250,000

±9,750 SF

TOTAL BUILDING AREA*

2,000 SF

BUILT-OUT OFFICE

100% A/C

ENTIRE AREA UNDER ROOF*

Immediate

VACANT AT CLOSING

PROPERTY OVERVIEW

- Approximately 9,750 SF total building area (per owner)
- Entire area under roof is air-conditioned (per owner)
- Separate approximately 6,500 SF commercial lot included
- Approximately 2,000 SF built-out office space
- Balance configured as warehouse / flex space
- Additional 26' x 47' room included in revised area (per owner)
- Vacant and available for immediate occupancy

LOCATION ADVANTAGES

- Central Dallas-Fort Worth location in Grand Prairie
- Convenient access to SH 360, I-20, and Highway 161
- Strong industrial market fundamentals
- Excellent distribution and service location

INVESTMENT HIGHLIGHTS

SF

±9,750 SF Building*

A/C

100% A/C Under Roof*

LOT

±6,500 SF Lot Included

VAC

Vacant at Closing

FLEX

Office / Warehouse

USER

Owner-User Opportunity

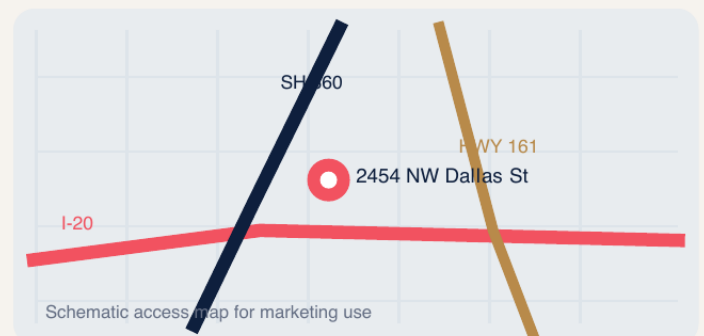
NOW

Immediate Occupancy

OFR

Tours & Offers Invited

LOCATION MAP



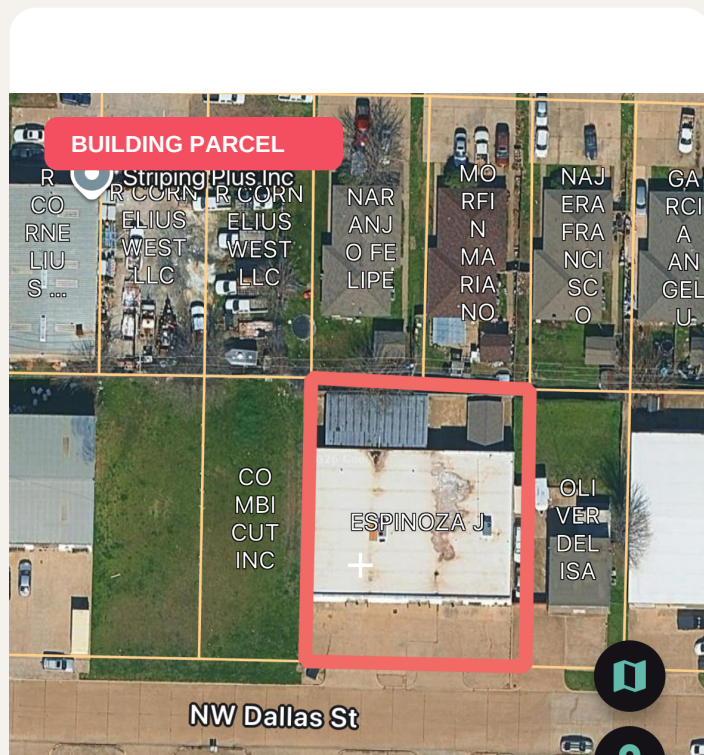
* Revised building area and A/C coverage are per owner; buyer to independently verify.

Seller is motivated and actively reviewing offers. Contact Broker for Pricing Guidance and Property Tours.

SITE & PARCEL REFERENCE

2454-2462 NW Dallas Street | Grand Prairie, Texas 75050

ADDITIONAL MARKETING EXHIBIT



2454 NW Dallas - Parcel 00691186

Highlighted building footprint and tax parcel.



Separate commercial lot included

Approximately 6,500 SF; separately platted

PARCEL REFERENCE

ADDRESS 2454 NW Dallas Street

PARCEL ID 00691186

MAP COORDINATES 32.741964 N, 97.041431 W

±6,500 SF LOT

INCLUDED IN SALE

Parcel boundaries and ownership labels are reproduced from the supplied mapping screenshots.

This exhibit is for marketing reference only and is not a survey, title commitment, or legal description.

Approximate building and lot areas are marketing figures. Buyer should independently verify dimensions, boundaries and HVAC coverage.

Seller is motivated and actively reviewing offers. Contact Broker for Pricing Guidance and Property Tours.

Michael D. Gonzalez

Broker | Owner | Evolve Real Estate

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FULLY AIR-CONDITIONED FLEX SPACE

ENTIRE AREA UNDER ROOF IS AIR-CONDITIONED (PER OWNER)



Interior warehouse / flex area 1



Interior warehouse / flex area 2



Interior warehouse / flex area 3



Interior warehouse / flex area 4

±9,750 SF BUILDING* | ±6,500 SF LOT INCLUDED | \$1,250,000

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* Revised building area and full A/C coverage are per owner. Buyer should independently verify all property information.