



MOTE & ASSOCIATES

Flex Space For Lease

1100 & 1104 Rock Island, Dallas TX, 75207



- +/-5,840 combined square feet of flex space with outside storage areas.
- Bldg. 1 (main building) has +/-2,475 SF and is 100% HVAC with a large showroom floor, 2 offices, a storage room, a restroom, and a 10'w x 10'h grade-level overhead door.
- Building 2 has +/- 2,040 SF and is open to Building 3 which has +/- 525 SF. Ideal for dry storage.
- Building 4 has +/-720 SF of covered storage area.
- Approx. 12,762 SF lot with ample parking, a gated parking lot, and storage area.
- Zoned PD-784 (Trinity River Corridor SPD). Contact Dallas P&Z for use chart. Ideal for warehouse showroom and office users.

Lease Rate:

\$4,800.00 month (\$9.86 SF)
Modified Gross

Location:

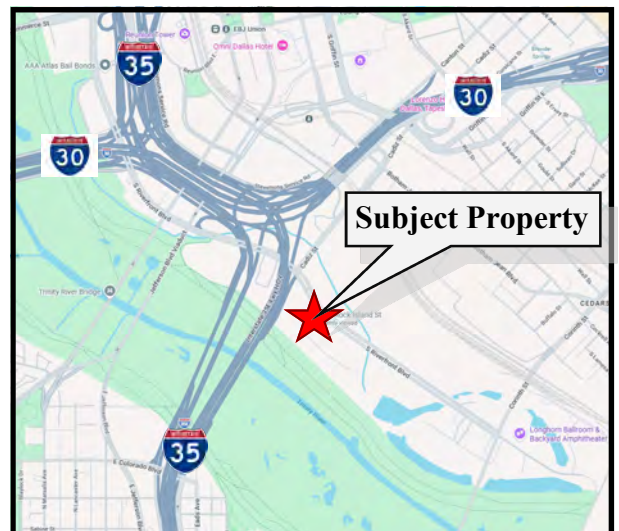
Off I-35 E just off Cadiz St. near
Downtown Dallas

Use:

Flex/Warehouse



Offered for lease exclusively by:
Mote & Associates
Contact: Sarah R. Mitchell
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sarahm@moteandassociates.com
326 Cooper Street, Suite A1
Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.



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Building 1 (Main Building) 1100 & 1104 Rock Island, Dallas TX, 75207

Gated Entrance



Warehouse



Office



Showroom



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Building 2

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Building 4

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Exterior



Storage



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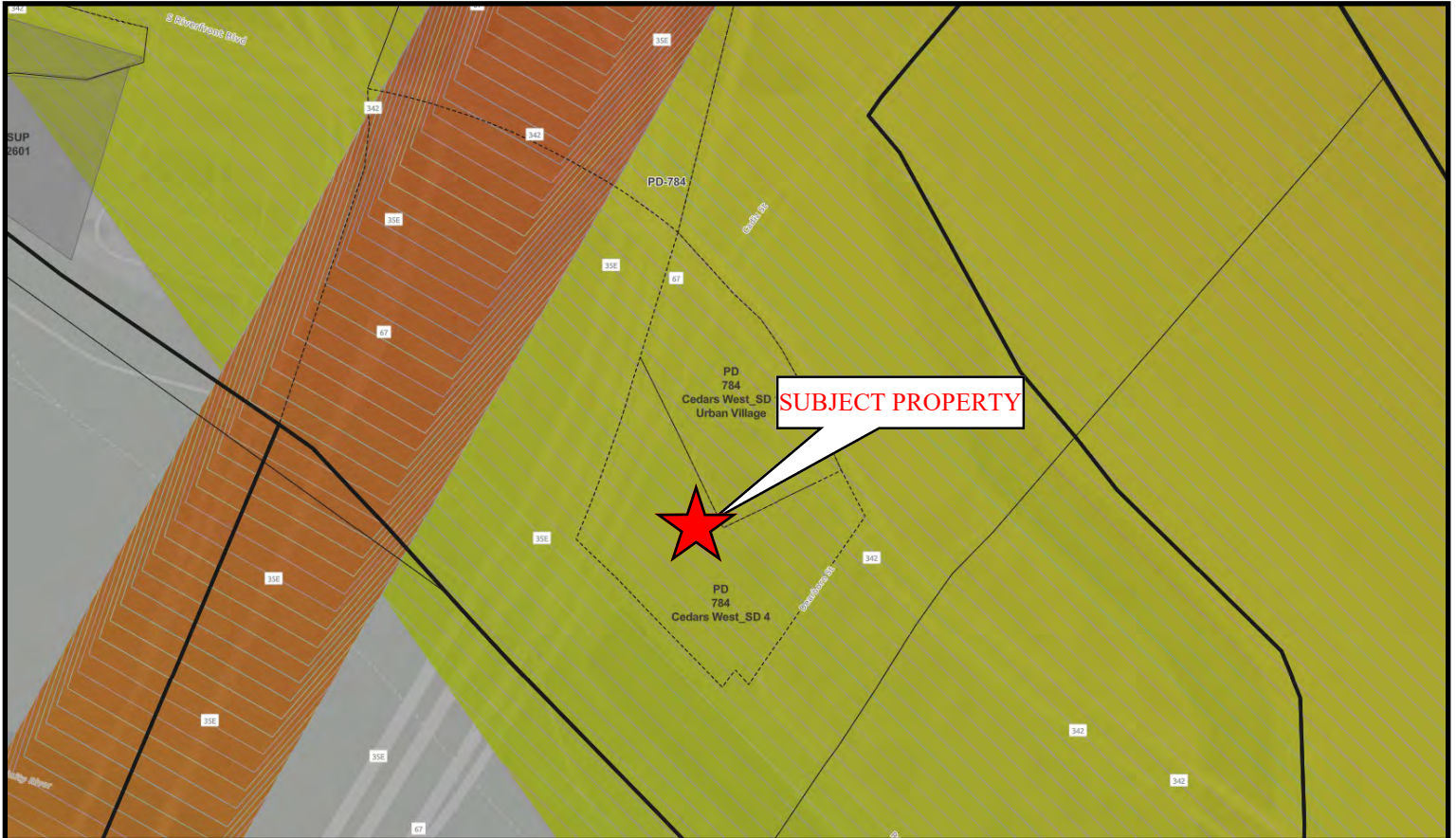
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Aerial View

1100 & 1104 Rock Island, Dallas TX, 75207

Zoned PD 784 (Trinity River Corridor SPD)

Contact Dallas P&Z for Use Chart



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Business Map

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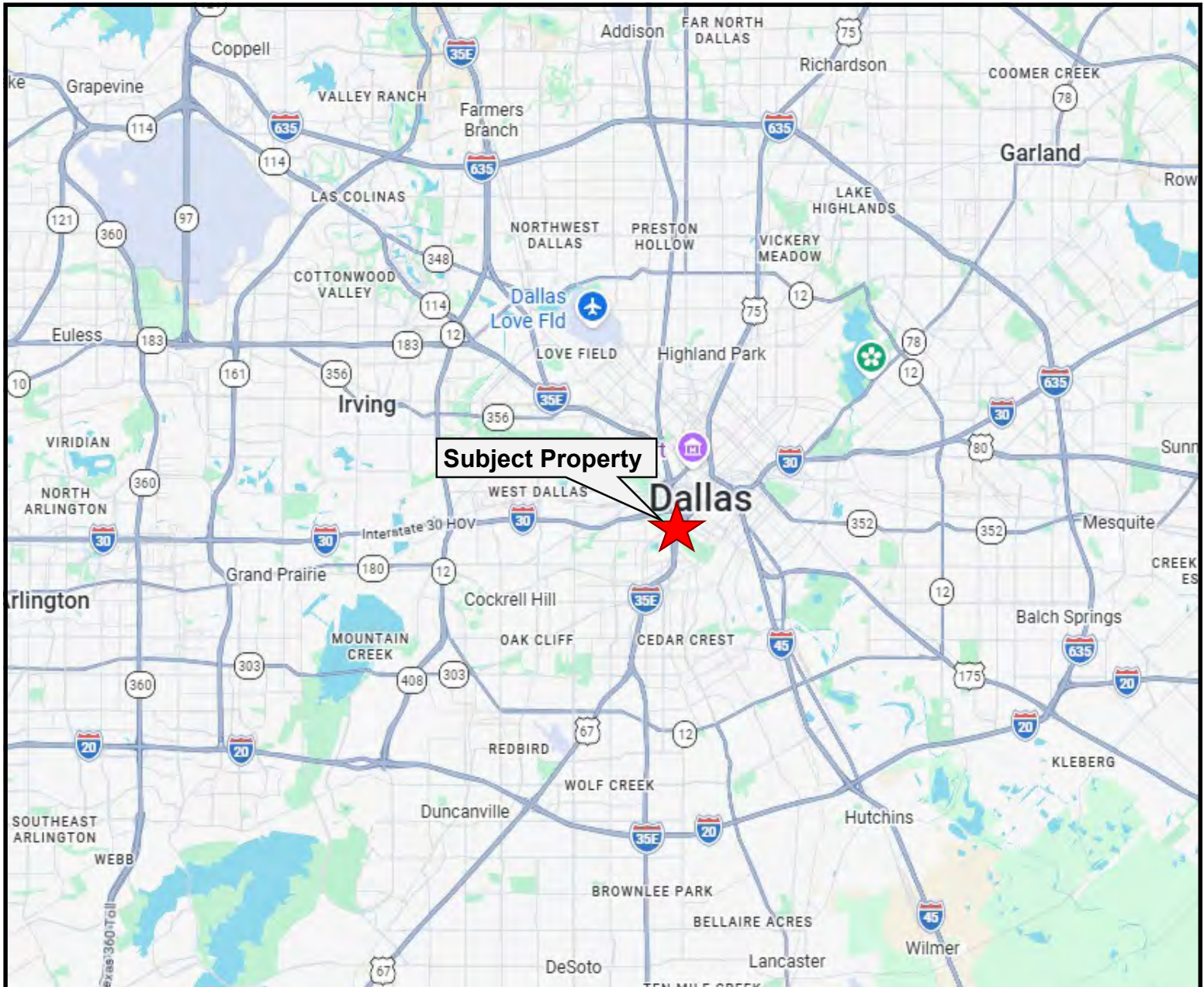
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Area Map

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