



## 2405 S Harwood St

DALLAS, TEXAS 75215 • THE CEDARS DISTRICT • INDUSTRIAL / FLEX

**27,376 SF**

BUILDING SIZE

**0.90 AC**

LAND AREA

**1916**

YEAR BUILT

**60 Days**

AVAILABLE IN

### PROPERTY HIGHLIGHTS

- Single-story industrial building with approximately 27,376 SF on a 0.90-acre lot
- Convenient access to I-30, I-35E and US-75 for efficient distribution
- 16-foot clear ceiling height, three drive-in doors, and a fenced lot for security
- Located in The Cedars, a redeveloping district near downtown Dallas with growing commercial and residential activity
- Suitable for investment or owner-user occupancy, offering long-term adaptability and value

### PROPERTY SPECS

|                  |                           |
|------------------|---------------------------|
| Property Type    | Industrial – Distribution |
| Also Marketed As | Flex / Warehouse          |
| Sale Type        | Investment or Owner-User  |
| Tenancy          | Single                    |
| Building Class   | C                         |
| Construction     | Masonry                   |
| Clear Height     | 16 FT                     |
| Drive-In Doors   | 3                         |
| Parking          | 10 Spaces                 |
| Zoning           | IM – Industrial Mfg.      |
| Features         | Fenced Lot                |