



1811 E Levee St

DALLAS, TEXAS 75207 • DESIGN DISTRICT • FLEX / WAREHOUSE

3,000 SF

SPACE AVAILABLE

\$32.00 +NNN

RENT / SF / YEAR

14 FT

CLEAR HEIGHT

1956

YEAR BUILT

Flex / Warehouse • 5,994 SF building • Masonry • Class C • 0.34 AC • Zoned IRD • Fenced lot

PROPERTY OVERVIEW

The rear 3,000 SF of a 5,994 SF masonry building in the Design District, offered at \$32.00/SF/YR +NNN. The space has 14-foot clear height, an 11' x 15' drive-in door and one exterior dock, so it takes deliveries without a tenant sharing the front of the building. The site is fenced with four on-site spaces, zoned IRD, and sits minutes from downtown Dallas, I-35E and the showrooms along Riverfront. Suited to a warehouse, shop, studio or service user that needs loading in a walkable district.

HIGHLIGHTS

- 3,000 SF at the rear of the building — separate from the front tenant
- 14-foot clear height with an 11' x 15' drive-in door
- One exterior loading dock
- Fenced lot with four on-site parking spaces
- Design District location, minutes from downtown Dallas and I-35E
- Zoned IRD — flex, warehouse, shop or studio use