



1916 Botham Jean Blvd

DALLAS, TEXAS 75215 • THE CEDARS • WAREHOUSE / SHOWROOM

9,500 SF

SPACE AVAILABLE

0.75 AC

LAND AREA

\$20.00 +NNN

RENT / SF / YEAR

PD-317

ZONING

Industrial / Showroom • Built 1960 • 12 FT clear • Heavy power • Drive-in doors • 5 parking spaces • Fenced lot

PROPERTY OVERVIEW

A 9,500 SF warehouse and showroom building on Botham Jean Blvd in The Cedars, with a finished storefront on the street and working space behind it. The layout suits a showroom, warehouse, creative or retail user: 12-foot clear height, drive-in door access, heavy power and a fenced concrete yard on a 0.75-acre site, offered at \$20.00/SF/YR +NNN. New residential construction sits directly across the street, part of the redevelopment running through this corridor between downtown and Fair Park. Zoned PD-317 — confirm your use with the City.

HIGHLIGHTS

- High visibility with high traffic count
- Flex warehouse showroom space suitable for retail or creative use
- Surrounded by active redevelopment, with new residential directly across the street
- 12-foot clear height with drive-in door access and heavy power
- Fenced concrete yard on a 0.75-acre site
- Zoned PD-317 for mixed use