



CITADEL PARTNERS

Real Estate Advisors

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2610 - 2616 Andjon Drive

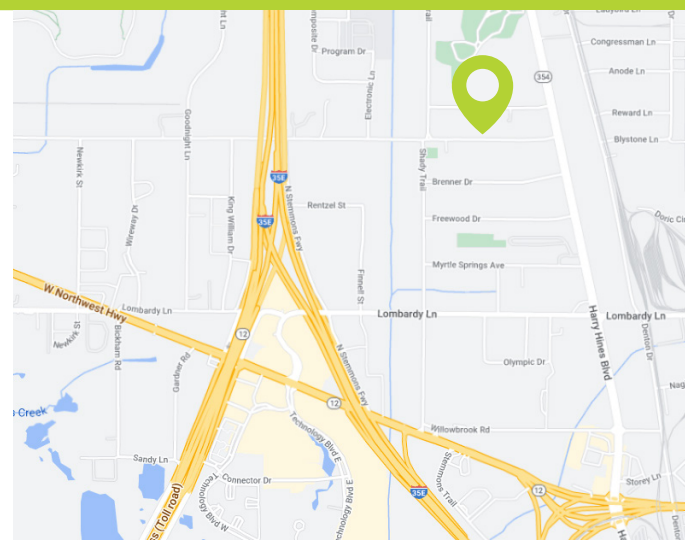
Dallas, Texas 75220

HINES SUBMARKET

For Lease

PROPERTY HIGHLIGHTS

- Total Building Size: 25,349 SF
- 8,923 SF Available
- Available Q2 - 2024
- Two (2) Dock High Overhead Doors
- Front Park Front Load
- Clear Height: 16'
- Brand New Institutional Ownership
- Locally Leased and Managed
- Easy Access to I-35 and Northwest Highway
- +/- 957 SF of Office Space



2610 - 2616 Andjon Drive

Dallas, Texas 75220

HINES SUBMARKET

BUILDING INFORMATION LEGEND

No. of Buildings	01
No. of Suites	03
CLEAR HEIGHT	16'-8"
<small>Height to lowest ceiling</small>	
<small>Height to highest point</small>	18'-32"
Loading Type	RL
<small>No. in. on G.</small>	
Door Type	
<small>Stock High, Overhead, Roll</small>	
Dock Doors - 8	DH
Drive-in Total - 0	
Office %	9%
Truck Court Depth	59'-8"

SUITE 100

OFFICE AREA SQFT	N/A
WAREHOUSE SQFT	8,279 SQFT
TOTAL SQFT	8,279 SQFT

SUITE 200

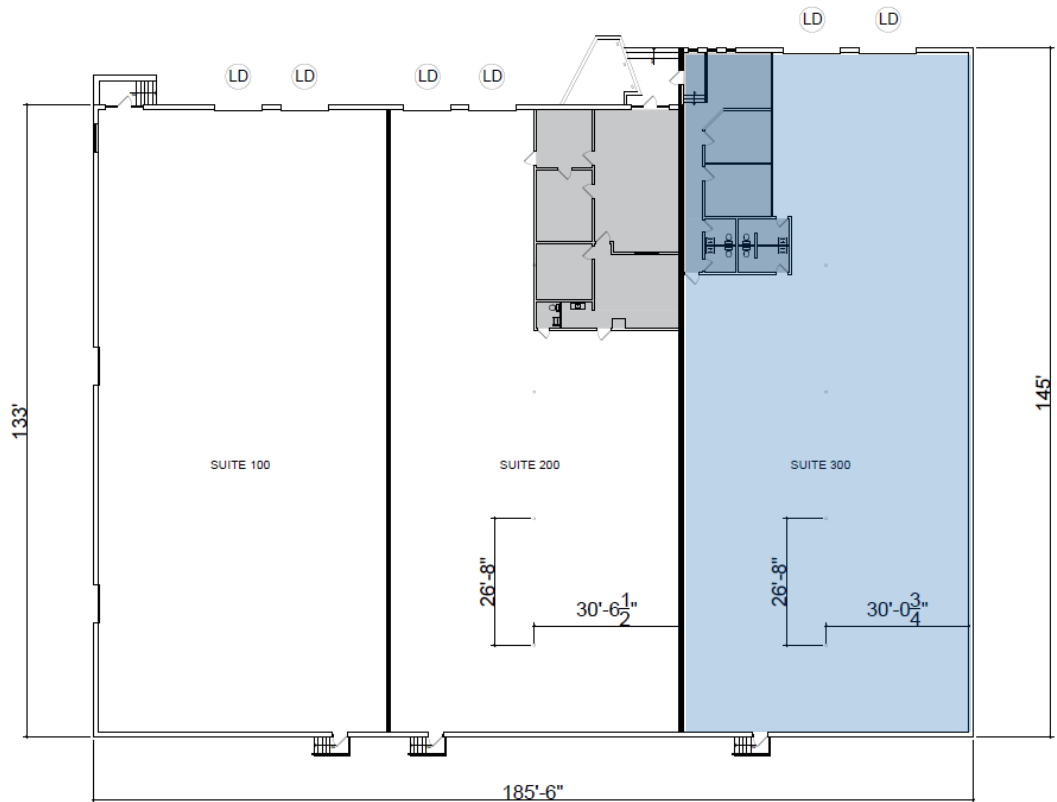
OFFICE AREA SQFT	1,420 SQFT
WAREHOUSE SQFT	6,784 SQFT
TOTAL SQFT	8,204 SQFT

SUITE 300

OFFICE AREA SQFT	957 SQFT
WAREHOUSE SQFT	7,966 SQFT
TOTAL SQFT	8,923 SQFT



OFFICE AREA



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