

**FULLY LEASED + 4± AC WITHHELD
READY FOR DEVELOPMENT**



FOR SALE



**671, 675, 683 GRIGSBY WAY,
CEDAR HILL, TX 75104**

SUMMARY

±77,600 SF - 100% Leased

±7.13 AC - Total site

±4 acres - Withheld from lease - Highway frontage ready for development

PROPERTY OVERVIEW

Building 683:

- ±33,000 SF
- 22' - 24' Clear height
- Improved and Fenced outdoor storage yard
- Loading area included 2 Dock High doors
- 20' Grade level door
- Heavy Power (All three buildings)

Building 675:

- ±30,000 SF
- 20' Clear height
- 18' Door with Ramp
- 18' Grade level door
- Paved / Fenced

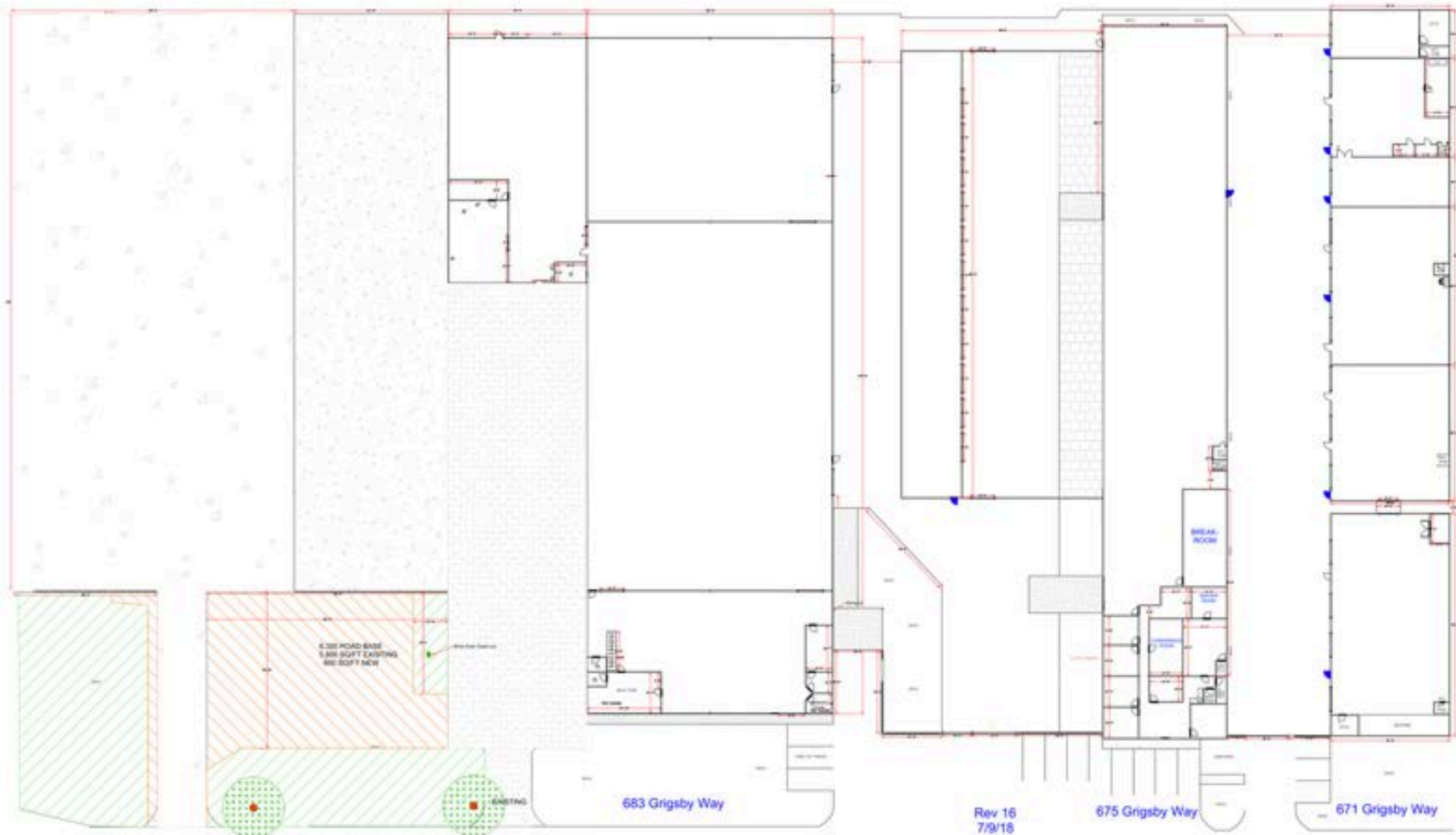
Building 671:

- ±14,500 SF
- 20' Clear height
- 18' Grade level door (14 Suites)
- Paved / Fenced

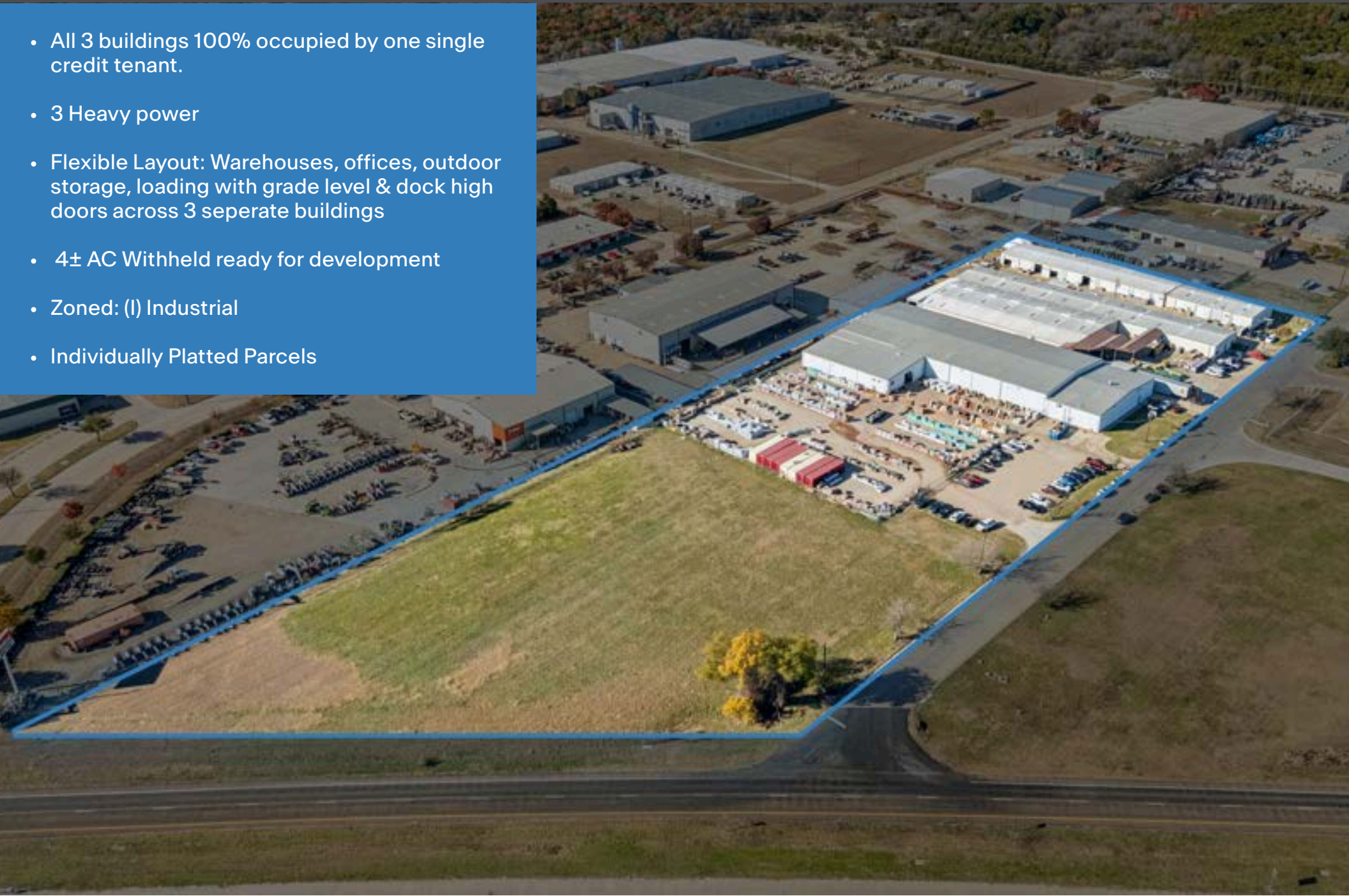


671, 675, 683 GRIGSBY WAY, CEDAR HILL TX

The Grigsby Way Industrial Park is a ±77,600 square foot multi-building industrial asset situated on approximately 7.13 acres with direct frontage along US-67 in Cedar Hill, Texas. The property benefits from a functional layout, multiple points of access, with in place income and unimproved highway frontage land ready for development. The site offers strong long-term optionality, with opportunity to enhance income, reposition the improvements, or pursue future development on the unencumbered frontage acreage. Located within a core South Dallas industrial corridor with efficient access to major highway systems, This offering presents an opportunity to acquire, scale, developable land, with in place income in an established industrial corridor.

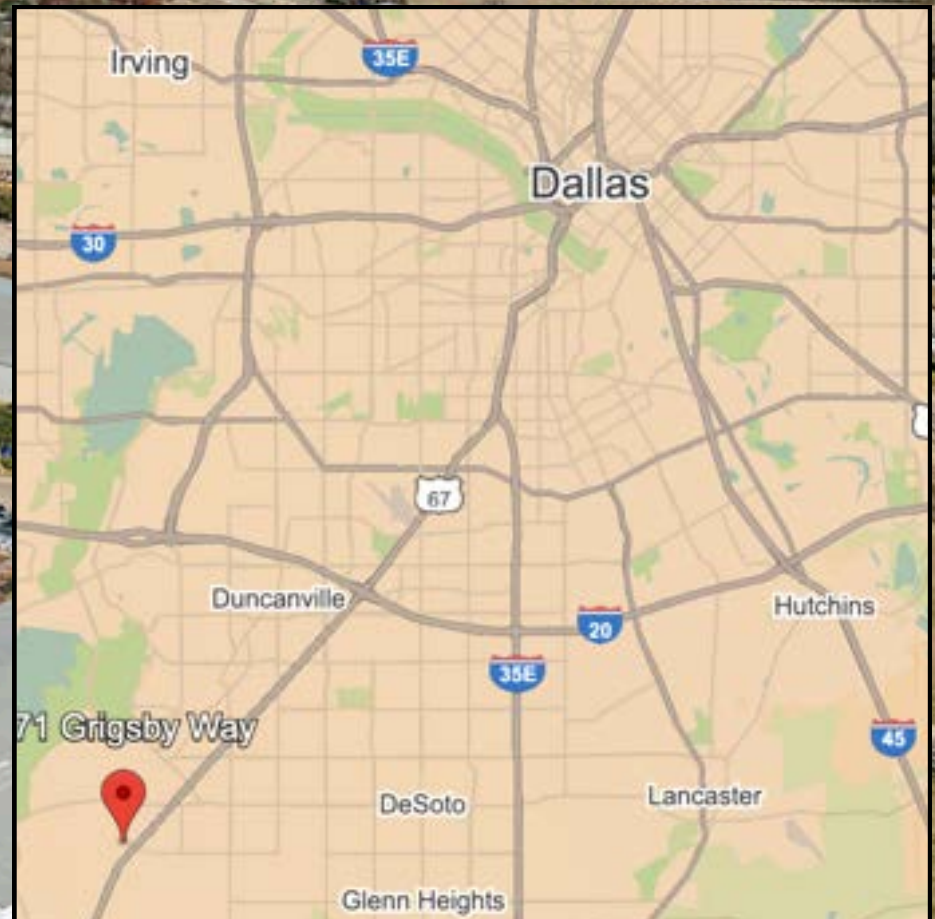
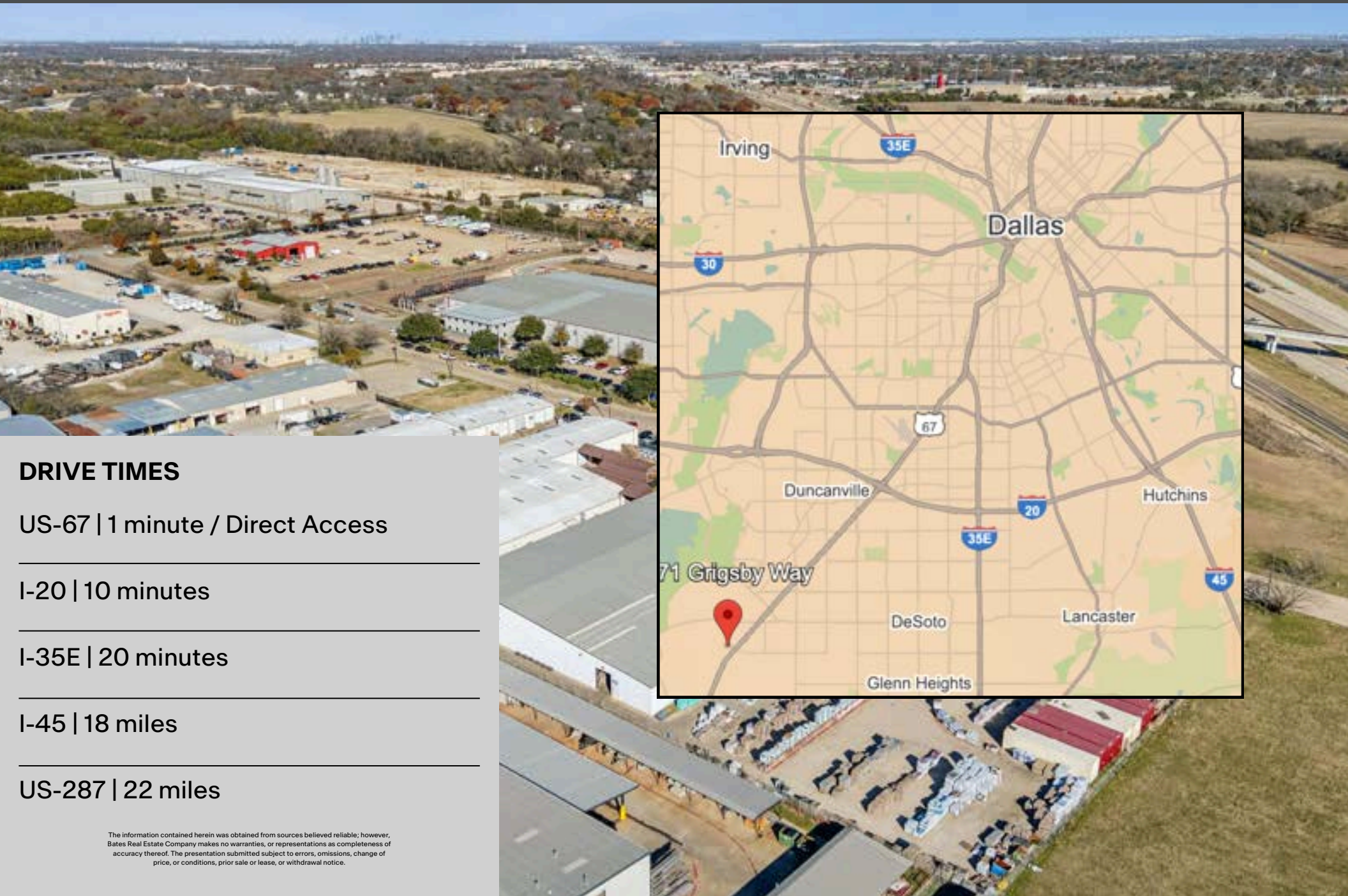


- All 3 buildings 100% occupied by one single credit tenant.
- 3 Heavy power
- Flexible Layout: Warehouses, offices, outdoor storage, loading with grade level & dock high doors across 3 separate buildings
- 4± AC Withheld ready for development
- Zoned: (I) Industrial
- Individually Platted Parcels









DRIVE TIMES

US-67 | 1 minute / Direct Access

I-20 | 10 minutes

I-35E | 20 minutes

I-45 | 18 miles

US-287 | 22 miles



CONTACT US

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4± AC WITHHELD READY FOR
DEVELOPMENT

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