

1001 N. Union Bower Road, Irving, TX - Suite 120



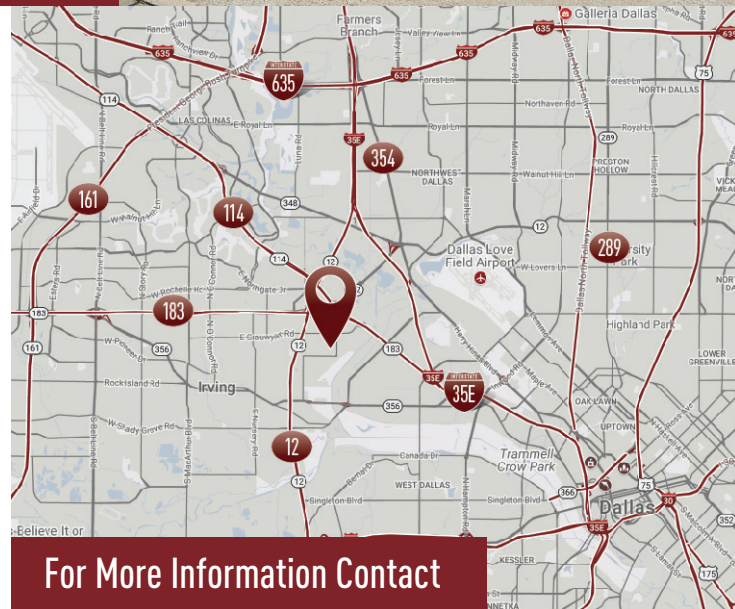
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**8,800 SF AVAILABLE**

### Building Specifications

- Building Size: 64,672 SF
- Total Available: 8,800 SF
- Office: 1,113 SF
- Clear Height: 23' Clear
- Column Spacing: 38' X 40'
- Loading: 1 Dock High Doors
- Drive-In: 1 Door
- Electric: 400 Amps, 120/208 Volts
- Sprinkler System: Wet



For More Information Contact



**ANDREW GILBERT**  
972-280-8312  
agilbert@hldallas.com

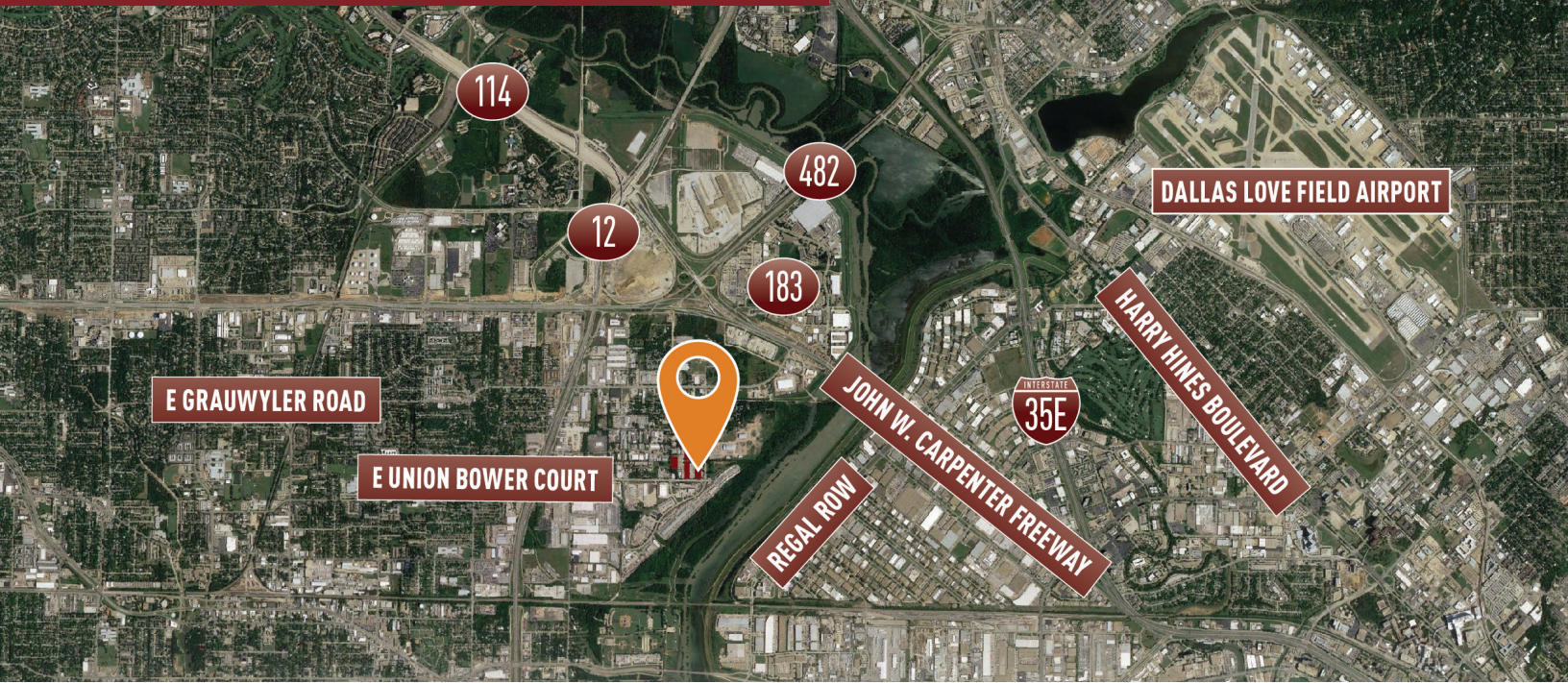
**KEATON BRICE**  
972-421-1956  
kbrice@hldallas.com

### Building Features

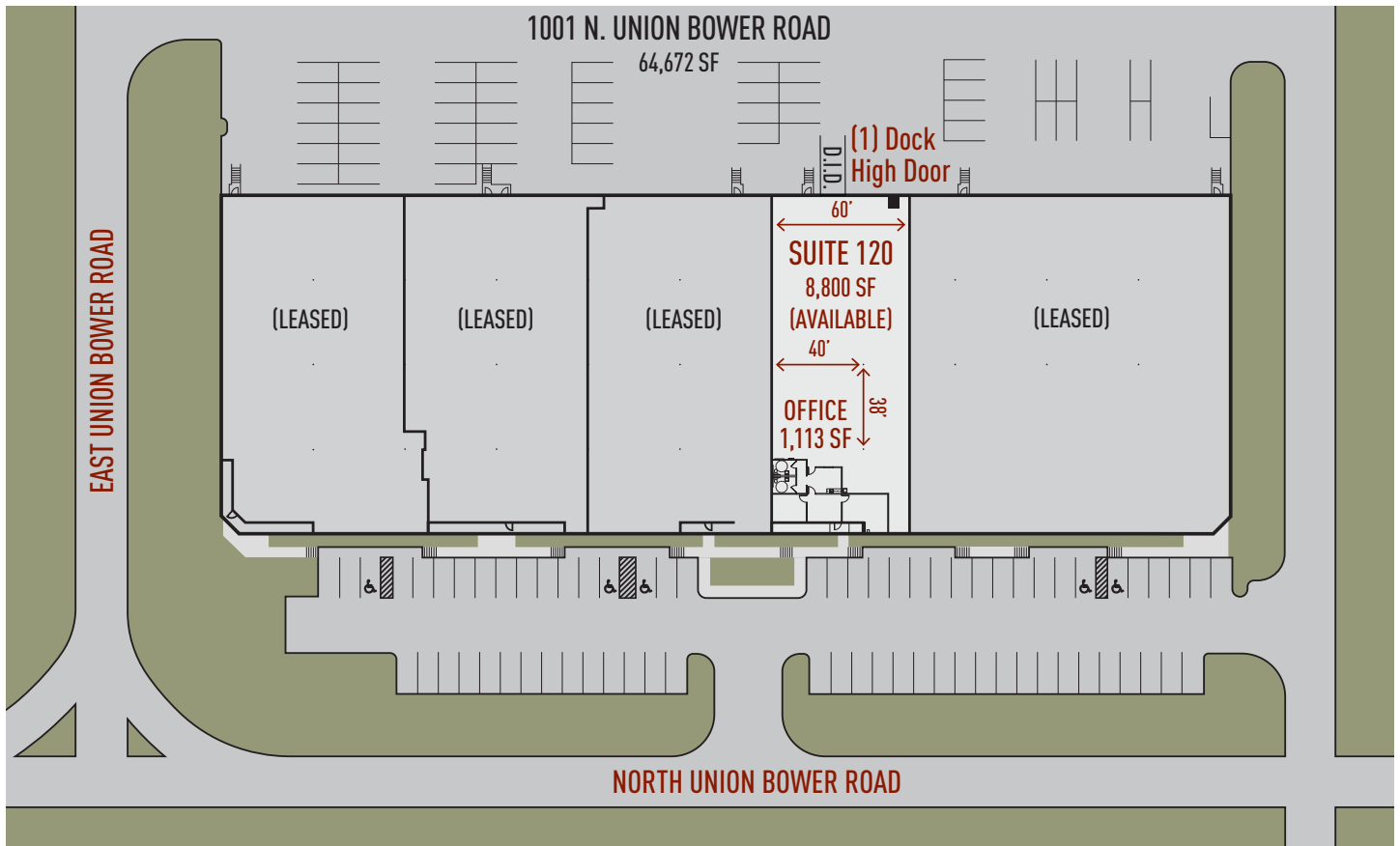
- › South Stemmons Corridor location with first-class image and environment
- › Easy access to Interstate 35E
- › Minutes from Loop 12 and Hwy 183

Owner:  
ML Realty Partners \ 5495 Belt Line Rd, Suite 330, Dallas, TX 75254 \ 214-389-1155  
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## Master Plan Rendering



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NORTH →