



**ISSA GROUP**

**2819 Blystone Lane, Dallas, Texas 75220**



2600 Northaven Road, Suite 100  
Dallas, Texas 75229

(972) 679-2966

Imran@IssaGroupTX.com  
www.IssaGroupTX.com



# ISSA GROUP

## FOR SALE OR FOR LEASE

Excellent opportunity to lease or purchase this warehouse industrial space in North West Dallas. The warehouse features 5 offices and a large showroom. Situated near the I-35 & Walnut Hill Lane. The property is located in an industrial neighborhood. Parking is available in front of the building and inside fenced area. The property includes 3 dock doors and 1 grade level door. Fenced outside storage.

1-3 year term opportunity.

<b>Rental Rate:</b>	<b>\$12.50/SF</b>
<b>Sale Price:</b>	<b>\$175/SF</b>
<b>REDUCED SALE PRICE!</b>	<b>\$165.23/SF</b>
<b>Property Type:</b>	<b>Industrial</b>
<b>Property Subtype:</b>	<b>Distribution</b>
<b>Rentable Building Area:</b>	<b>17,910 SF</b>
<b>Year Built:</b>	<b>1971</b>
<b>Roof Last Repaired:</b>	<b>2022</b>



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## SELLER FINANCING TERMS

Space Available	17,910 SF
Rental Rate	\$10.00 NNN plus \$2.50 Opex Total \$12.50
Lease Term	Negotiable
Sale Price	\$175/SF Total \$3,134,250.00 with 3 <sup>rd</sup> Party Bank Financing
<b>REDUCED SALE PRICE!</b>	<b>\$165.23/SF Total \$2,995,000.00</b>
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial

**Seller Financing Price \$2,995,000.00 - Preliminary Terms**

**25% Down Payment**

**6.75% Prime Interest Rate + 2% = 8.75%**

**Floor 8%**

**10-year lock out price. Cannot pay down further or payoff for 10 years**

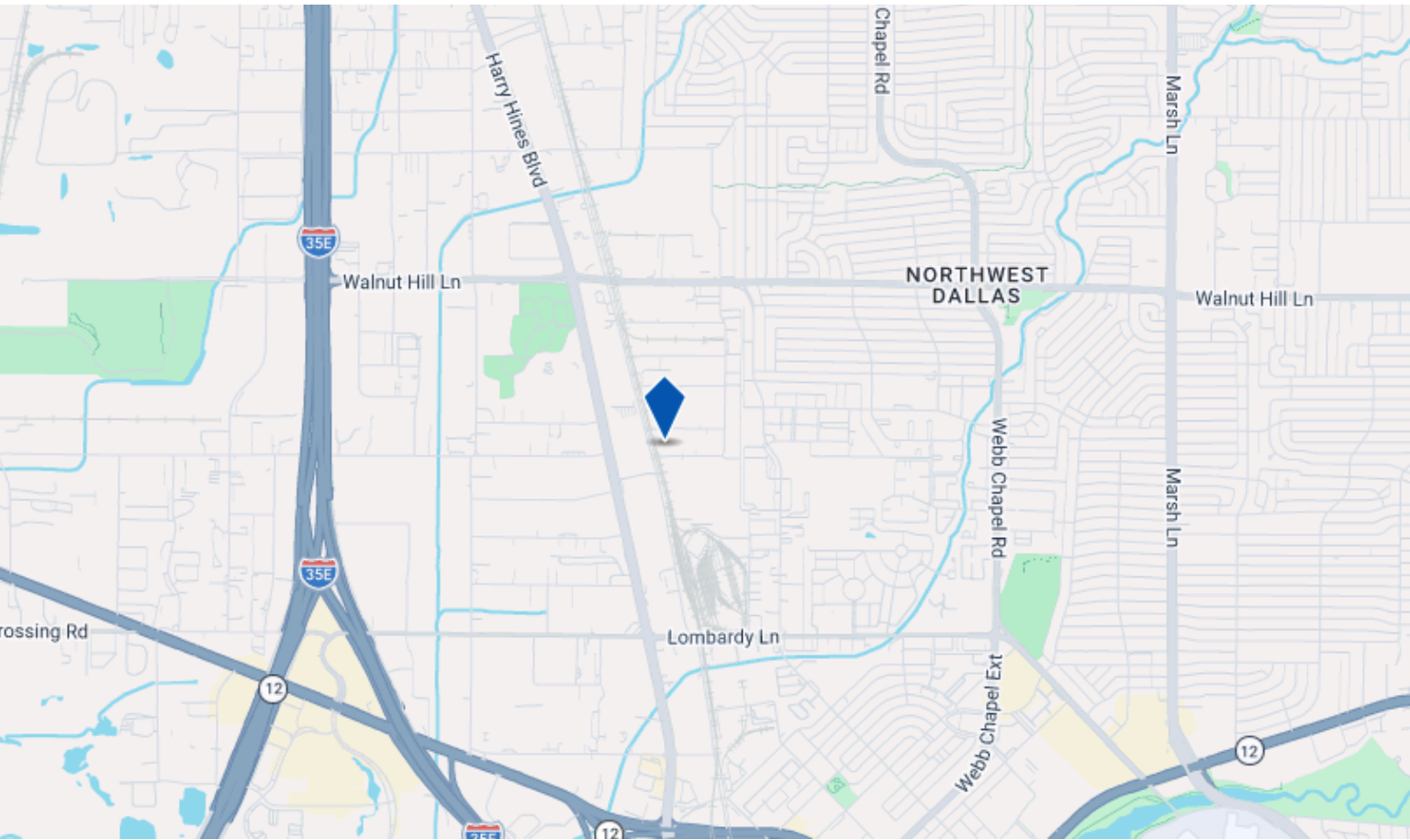
**Mortgage term - 25 or 30 year amortization**

**We would like to either escrow the insurance and property tax payments or pay them ourselves and add it to the monthly mortgage payment.**

**Credit check and approval based on financial worthiness**

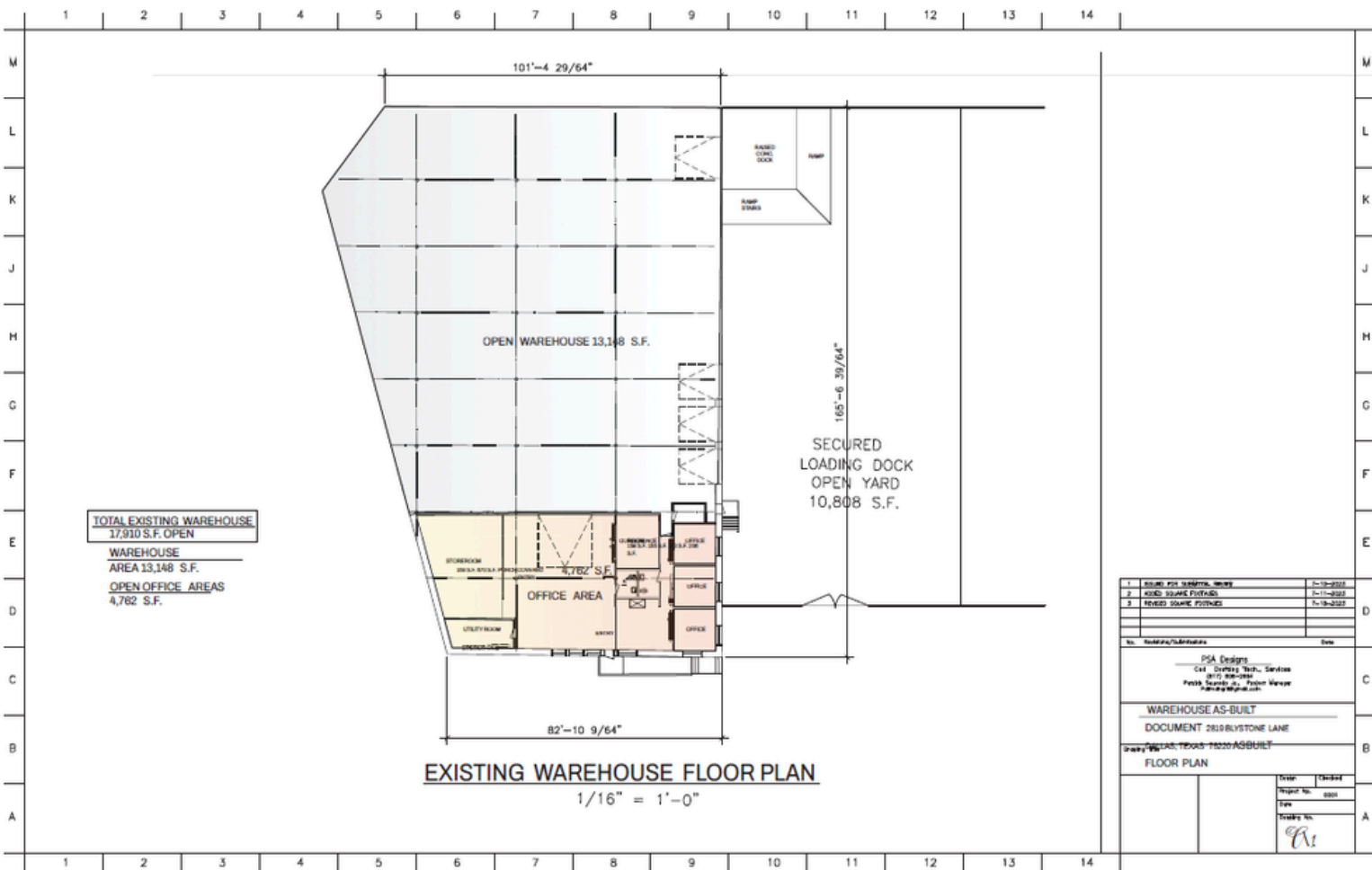


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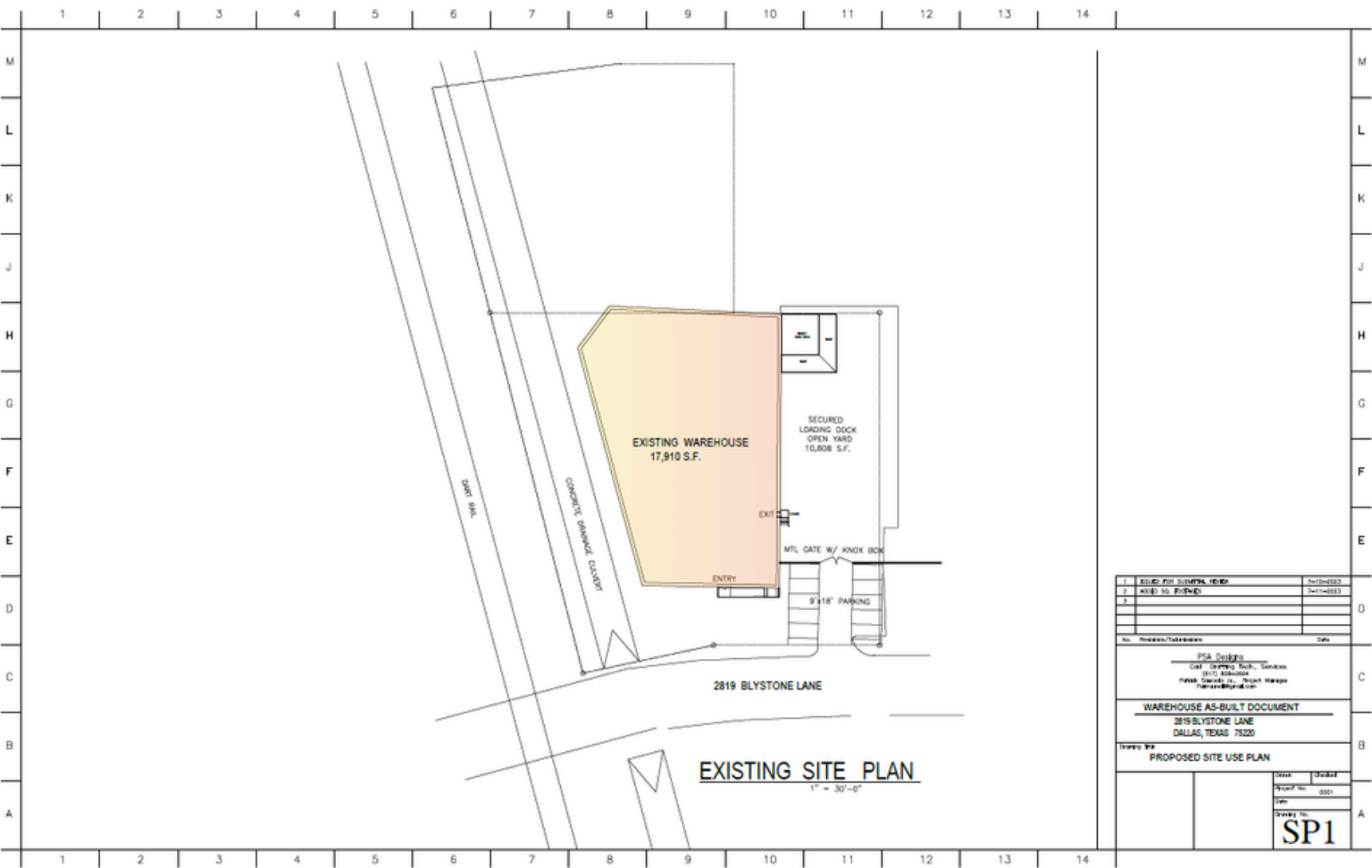


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1	SOLID FOR CONTROL BOARD	7/10/2023
2	ADD TO EXISTING	7/10/2023
3		
4		
5		
No. Revisions/Description Date		
ISSA DESIGN 4041 Gateway South, Denton 2812 Blystone Dallas, Texas 75220 Tel: 972-251-1111 Fax: 972-251-1112 Email: info@issagroup.com		
WAREHOUSE AS-BUILT DOCUMENT		
2819 BLYSTONE LANE DALLAS, TEXAS 75220		
Project No. PROPOSED SITE USE PLAN		
Drawn By	Checked	
Scale	Sheet No.	0001
Date		
Project No.		
<b>SP1</b>		



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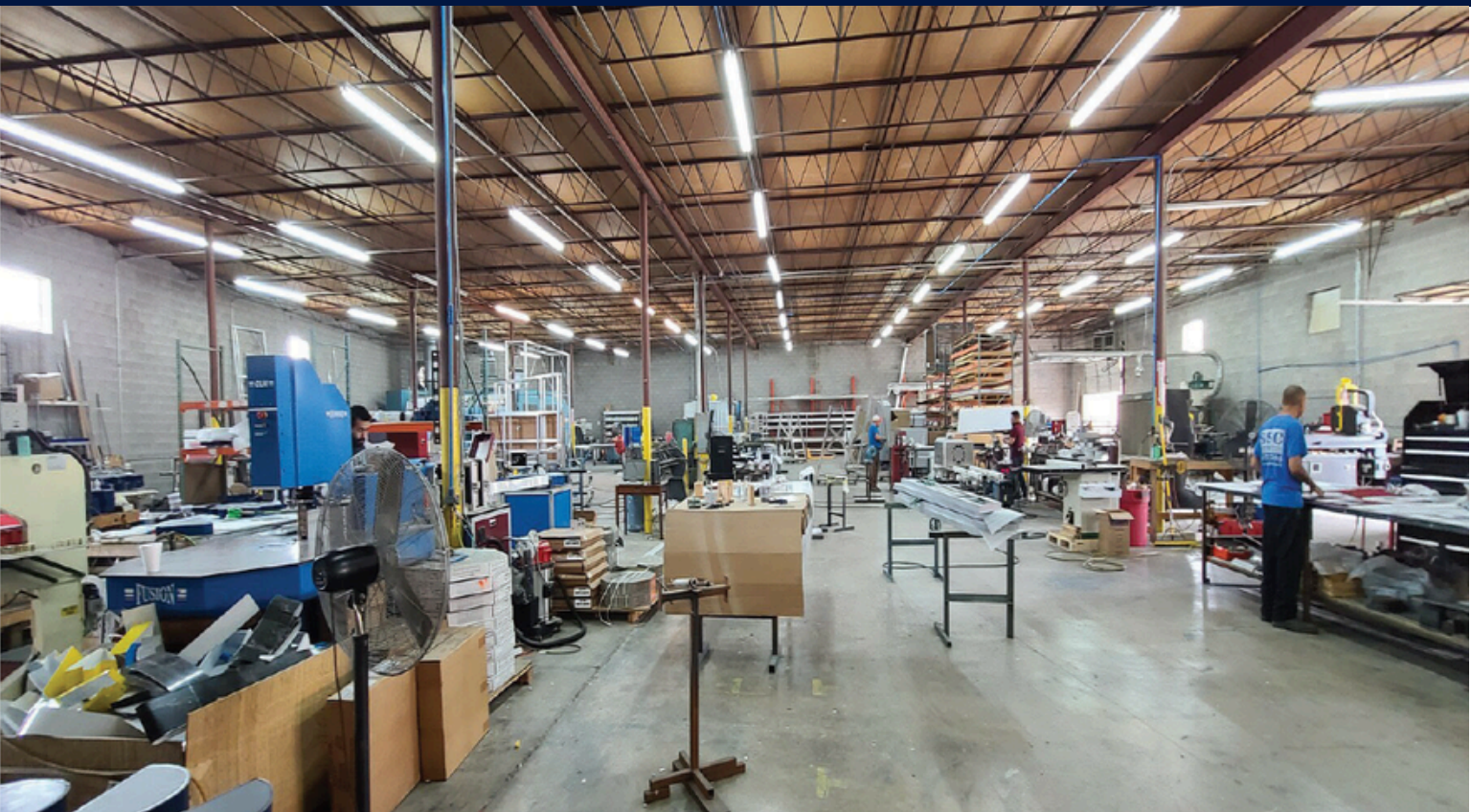
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