



2819 Blystone Ln

2819 Blystone Ln, Dallas, TX 75220

ISSA GROUP

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FOR SALE OR LEASE

2819 Blystone Ln

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 comes with 3 dock doors and 1 grade level door.

Opportunity for a 1-3 year term....

- Fenced Outside Storage



Rental Rate: \$11./SF

Sale Price: \$175./SF

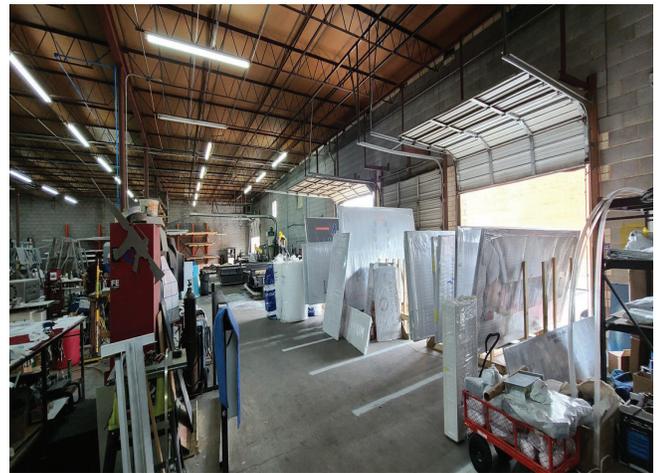
REDUCED SALE PRICE! \$165.23/SF

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 17,910 SF

Year Built: 1971



1st Floor

Space Available	17,910 SF
Rental Rate	\$9.00 NNN plus \$2.00 Opex Total \$11.00
Lease Term	Negotiable
Sale Price	\$175/SF Total \$3,134,250.00 with 3rd party bank financing
REDUCED SALE PRICE!	\$165.23/SF Total \$2,995,000.00
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial

Seller Financing terms

Seller Financing Price \$2,995,000.00

Preliminary terms

25% Down payment

6.75 Prime Interest Rate + 2% = 8.75%

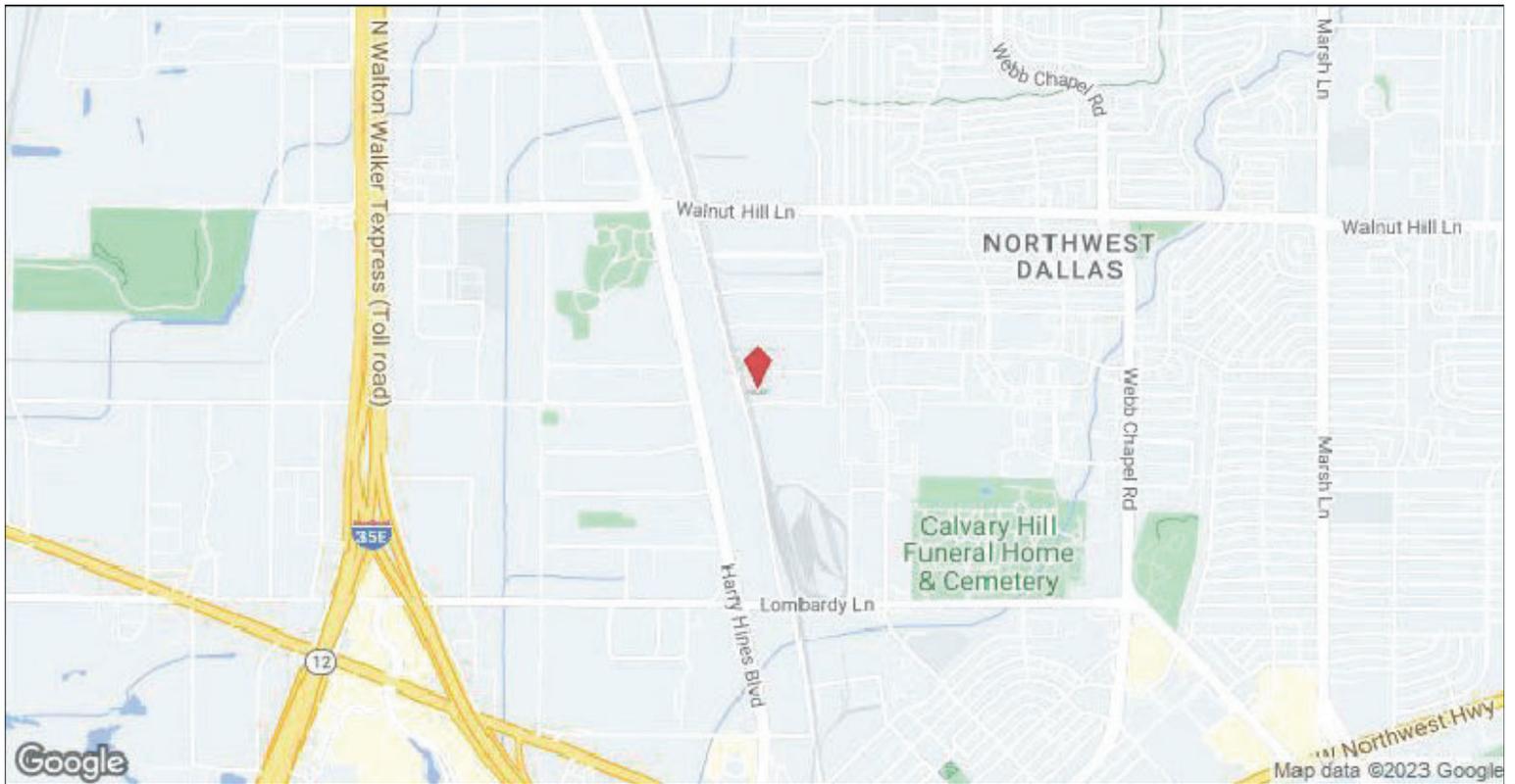
Floor 8%

10 year lock out period. Can not pay down further or payoff for 10 years

Mortgage term- 25 or 30 year amortization

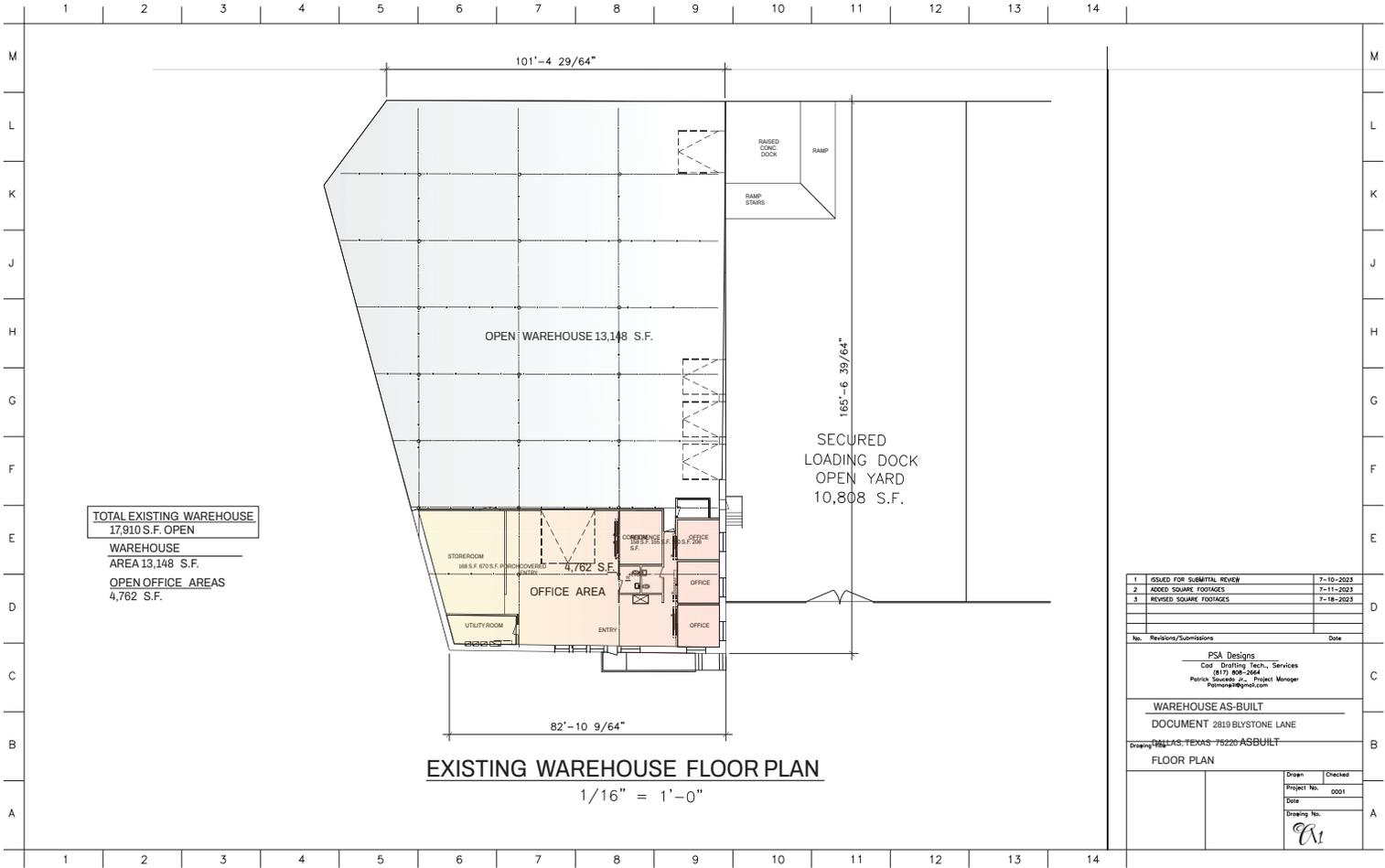
We would like to either escrow the insurance and property tax payments or pay them ourselves and add it to the monthly mortgage payment.

Credit Check and approval based on financial worthiness



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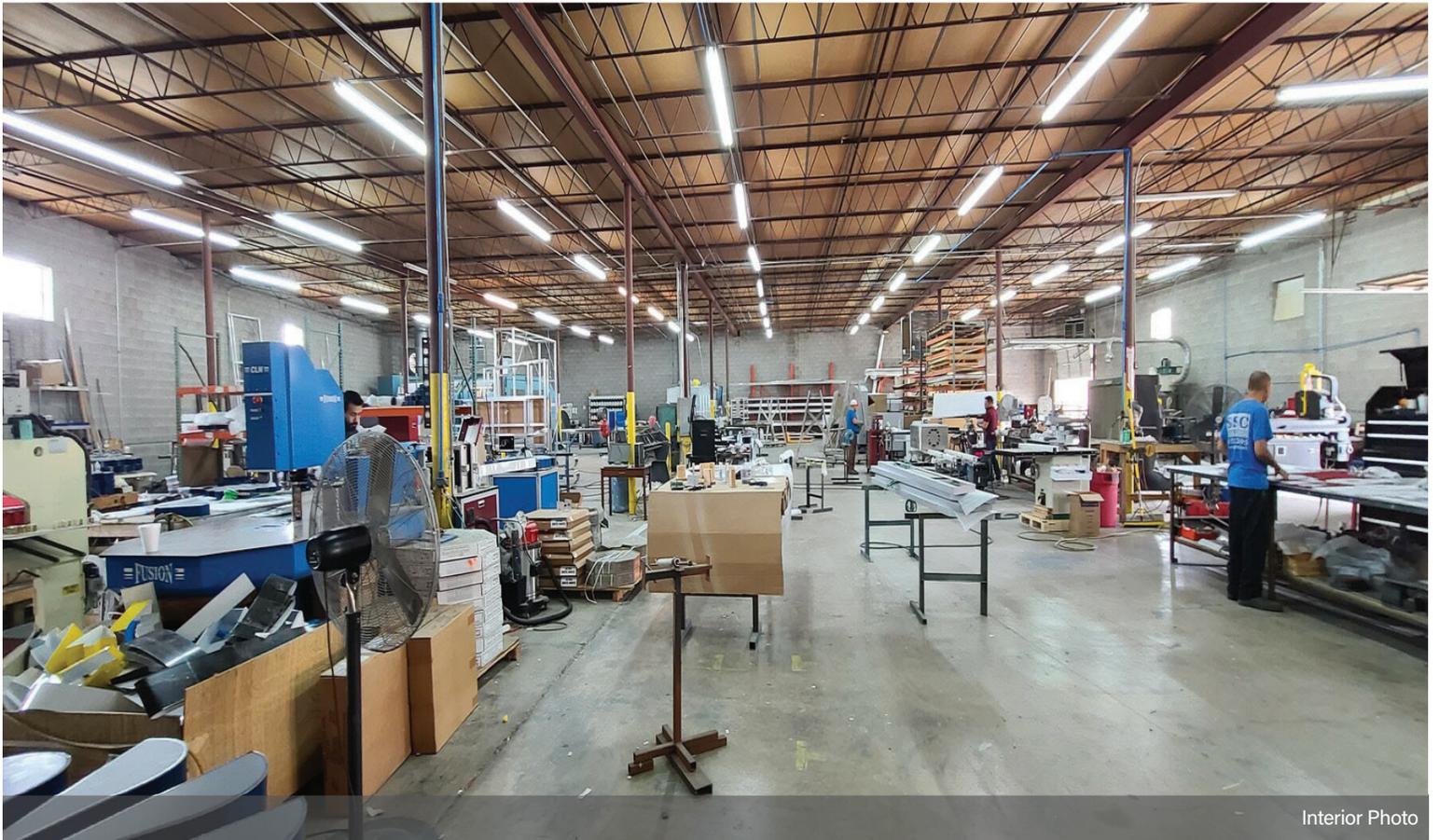
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Property Photos



Interior Photo

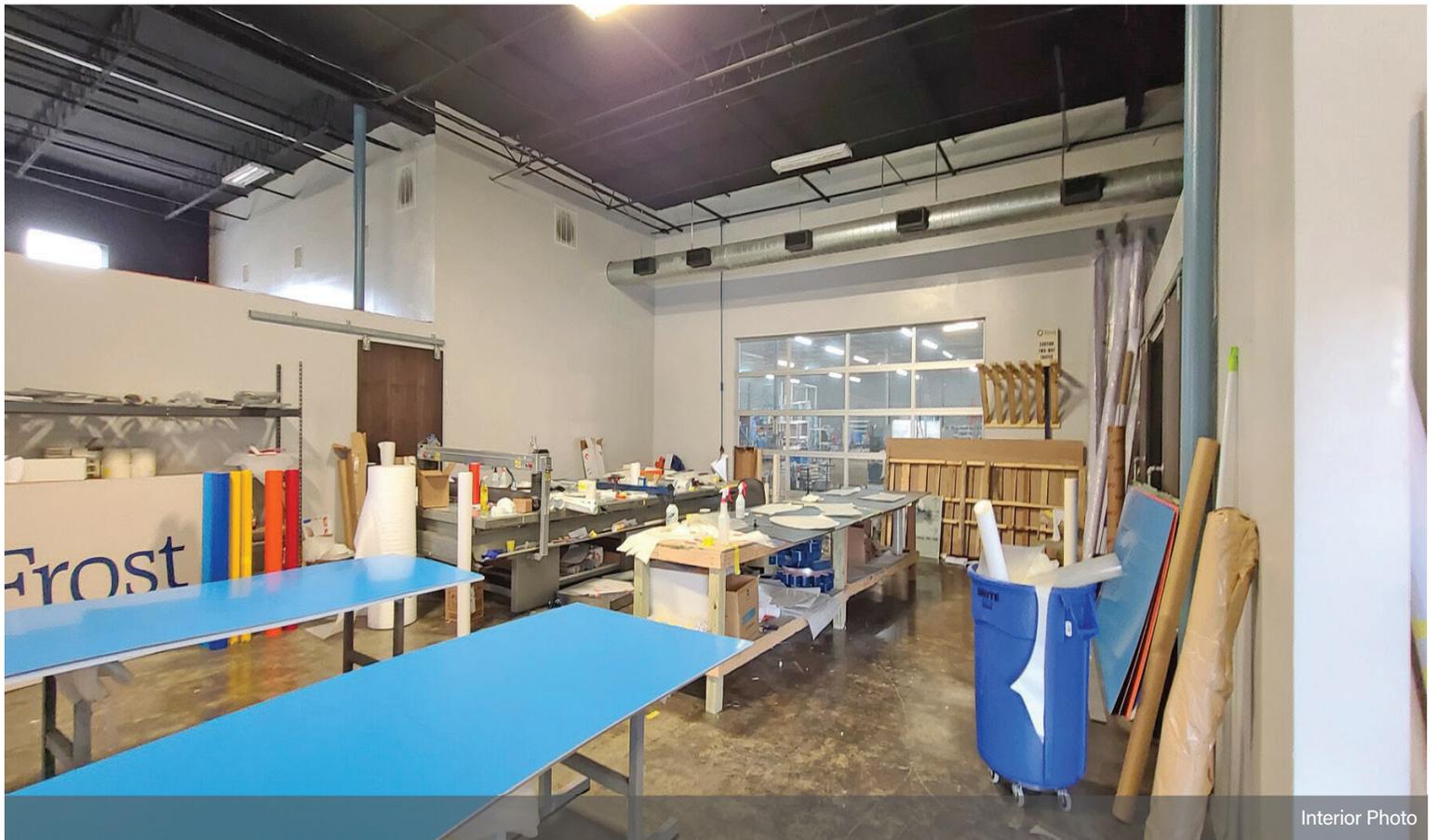


Interior Photo

Property Photos



Building Photo



Interior Photo

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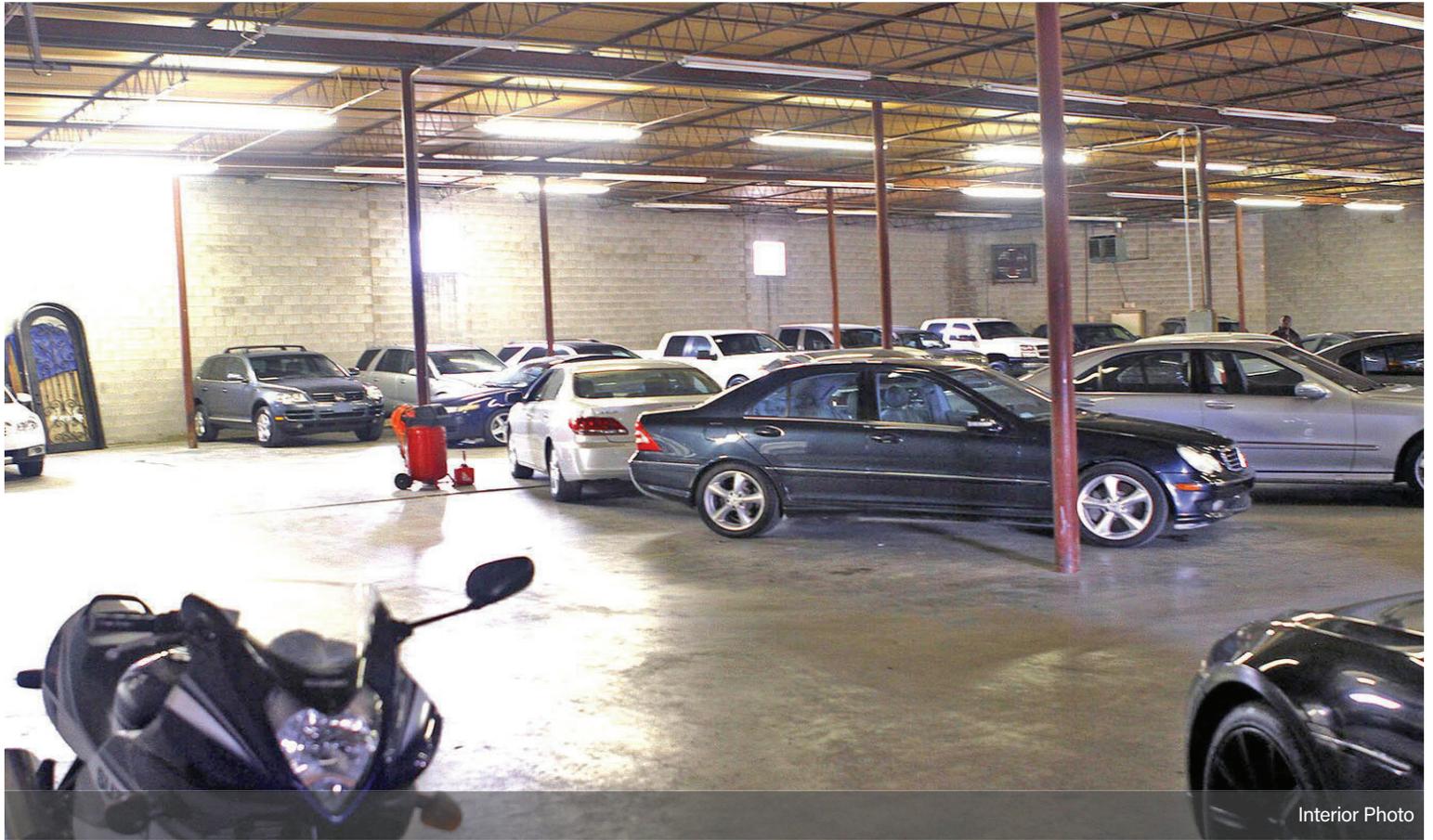


Building Photo



Building Photo

Property Photos

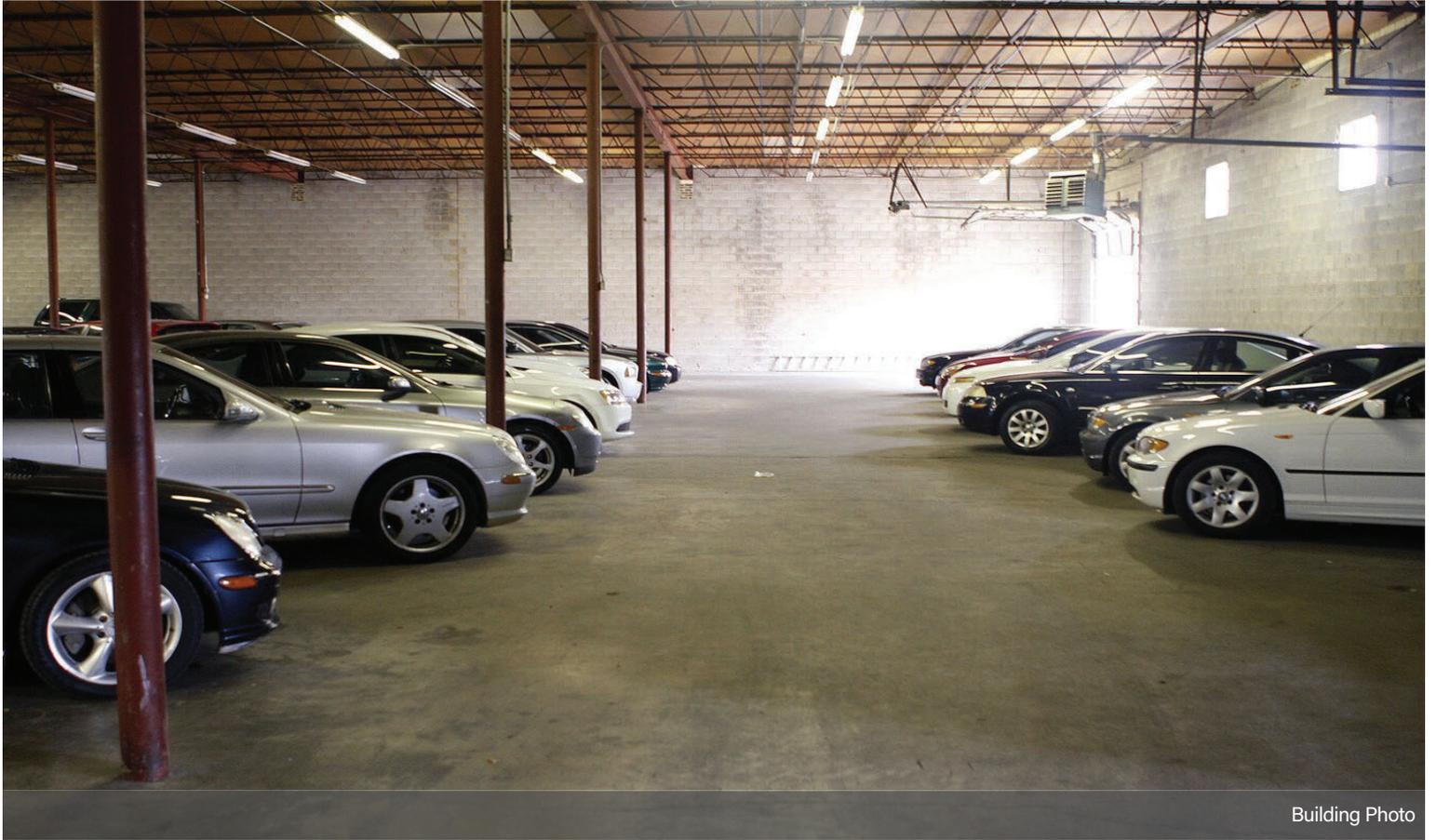


Interior Photo



Interior Photo

Property Photos



Building Photo



Building Photo