

NORTHGATE 22
10817 SANDEN DRIVE • DALLAS, TX 75238



- 34,325 SF light industrial building with 20' clear heights
- Front-load configuration with dock-high and drive-in loading plus 95' truck court
- Prime Northeast Dallas location, 1.5 miles from I-635 and close to I-30, US-75, Downtown Dallas, Love Field, and DFW Airport

Property Summary

AVAILABLE SF	35,368-35,368 SF
BUILDING SIZE	35,368 SF
RENOVATED	2025
MARKET	Houston

For more information, please contact:

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NORTHGATE 22

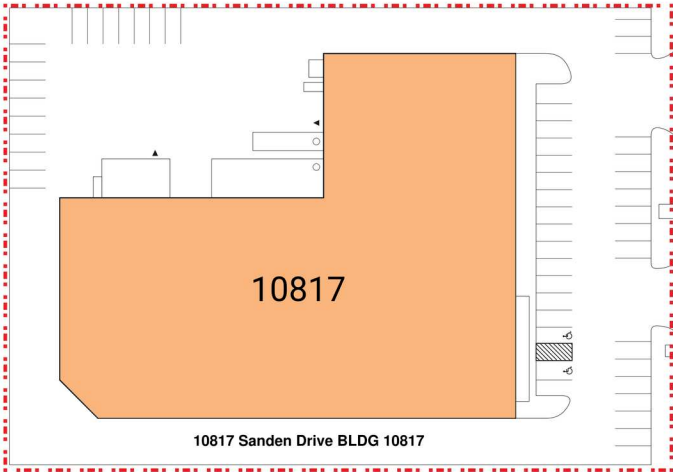
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LEGEND

▲ DOCK HIGH DOORS

○ GRADE LEVEL DOORS



AVAILABLE OCCUPIED

Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
10817	10817	35,368	5,233	15	IND	2	2	

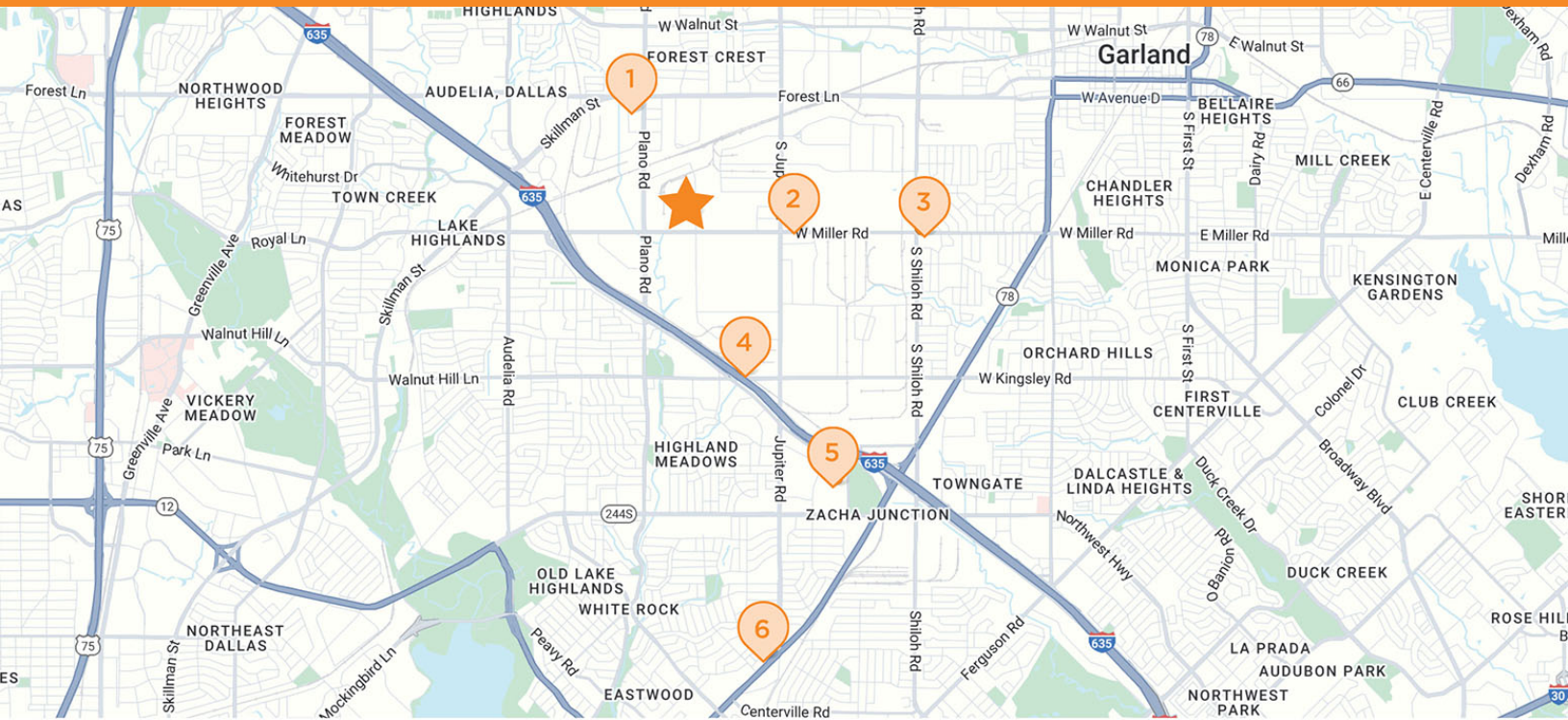
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10817 Sanden Drive, Dallas, TX 75238

1

WELLS FARGO

10600 Forest Ln
Dallas, TX

2

DUNKIN'

1906A S Jupiter Rd
Garland, TX

3

CHEVRON

2435 W Miller Rd
Garland, TX

4

HOLIDAY INN

11331 W Kingsley Rd
Dallas, TX

5

SAM'S CLUB

12000 McCree Rd
Dallas, TX

6

THE HOME DEPOT

11255 Garland Rd
Dallas, TX