

# ROYAL 35 BUSINESS PARK

11048-11056 SHADY TRAIL • DALLAS, TX 75229



- 68,043 SF multi-tenant industrial park in the South Stemmons submarket
- 14' clear height, ideal for small-bay industrial users needing flexible layouts and functional warehouse space
- 36 grade-level loading doors and strong parking capacity
- Located near major Dallas thoroughfares

## Property Summary

AVAILABLE SF	1,260-4,193 SF
BUILDING SIZE	68,043 SF
RENOVATED	2025
MARKET	Dallas

For more information, please contact:

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■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
11056	121	4,193	1,289	30	IND	1	0	
11052	215	1,822	1,848	100	IND	1	0	
11052	221	1,260	1,260	100	IND	1	0	
11054	305	4,060	0	0	IND	0	0	

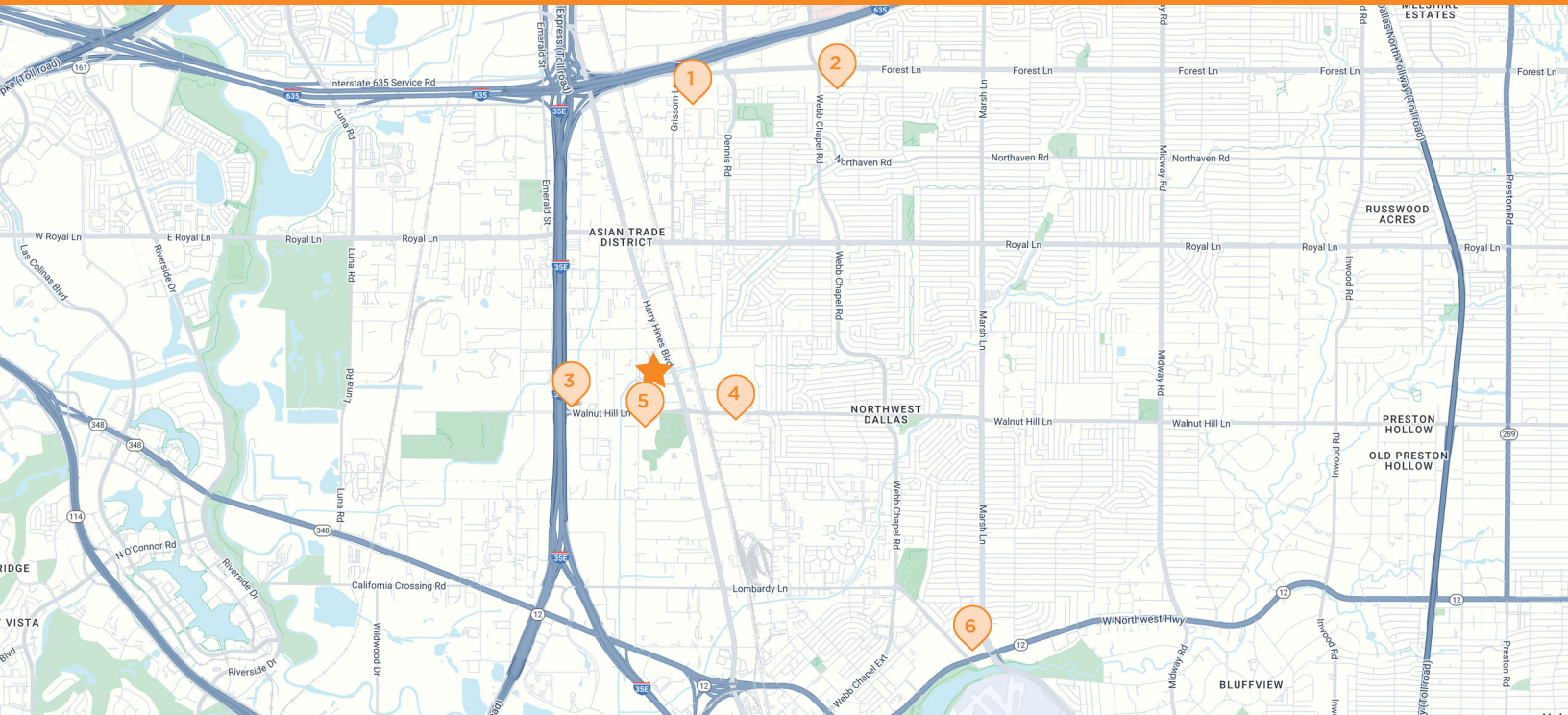
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## ROYAL 35 BUSINESS PARK

11048-11056 Shady Trail, Dallas, TX 75229



### 1 THE HOME DEPOT

11468 Grissom Ln  
Dallas, TX



### 2 ALDI

3128 Forest Ln #245  
Dallas, TX



### 3 LA QUINTA INN

2421 Walnut Hill Ln  
Dallas, TX



### 4 CHASE BANK

2945 Walnut Hill Ln  
Dallas, TX



### 5 TEXACO

2630 Walnut Hill Ln  
Dallas, TX



### 6 WALMART

9410 Webb Chapel Rd  
Dallas, TX