

# 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        | O  |    |
| 11052    | 215   | 1,822      | 1,848       | 100      | IND  | 1        | O  |    |
| 11052    | 221   | 1,260      | 1,260       | 100      | IND  | 1        | O  |    |
| 11054    | 305   | 4,060      | 0           | 0        | IND  | 0        | O  |    |



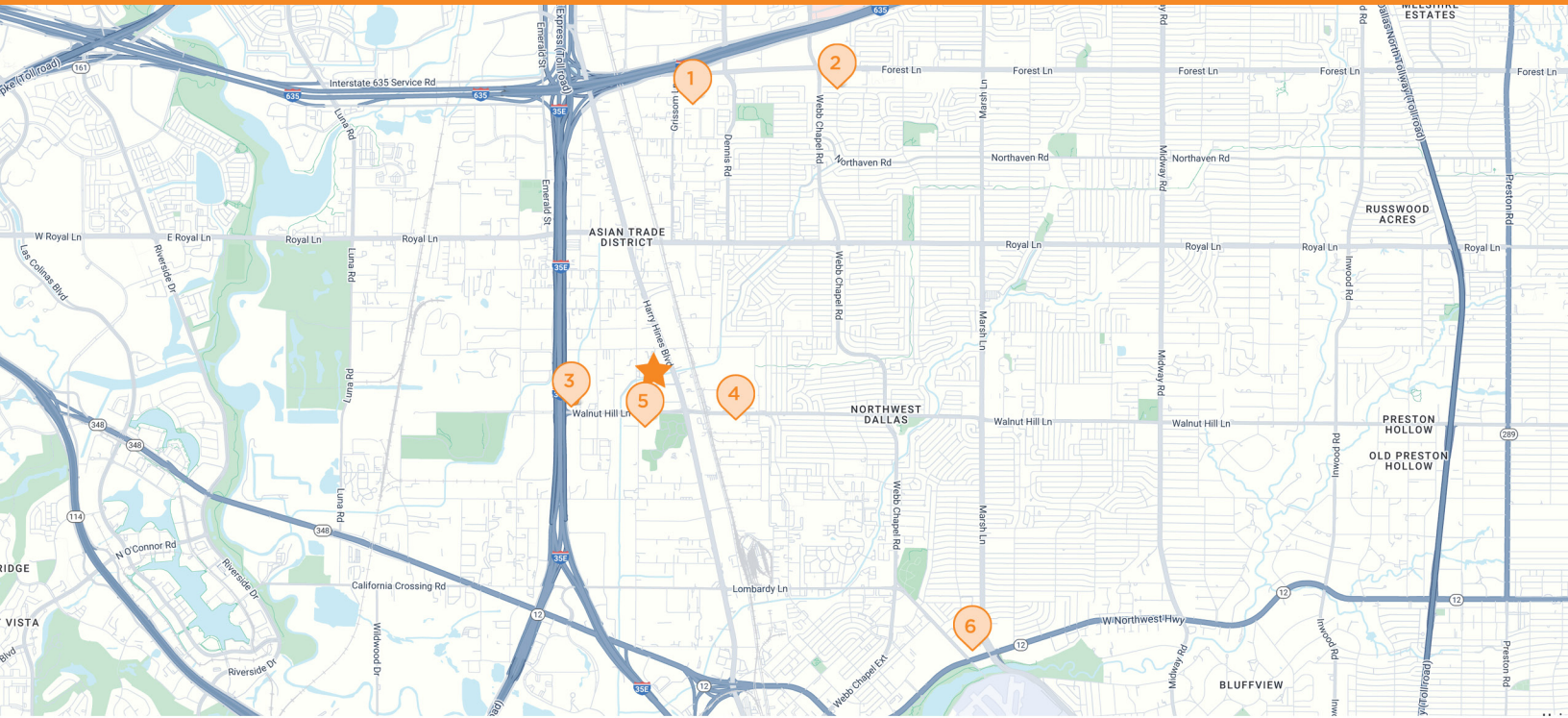
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## ROYAL 35 BUSINESS PARK

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