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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BKM MANAGEMENT
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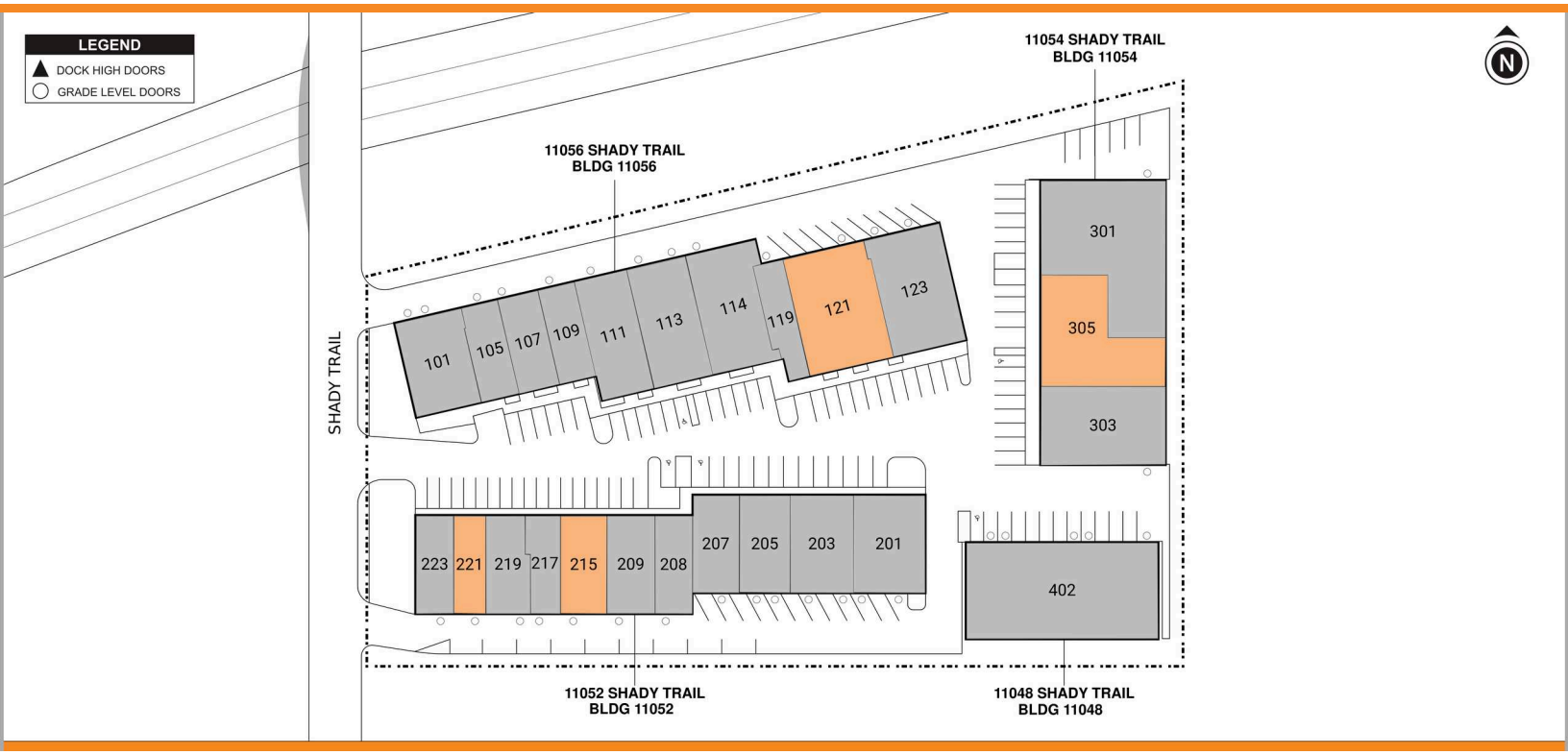

AVAILABLE OCCUPIED

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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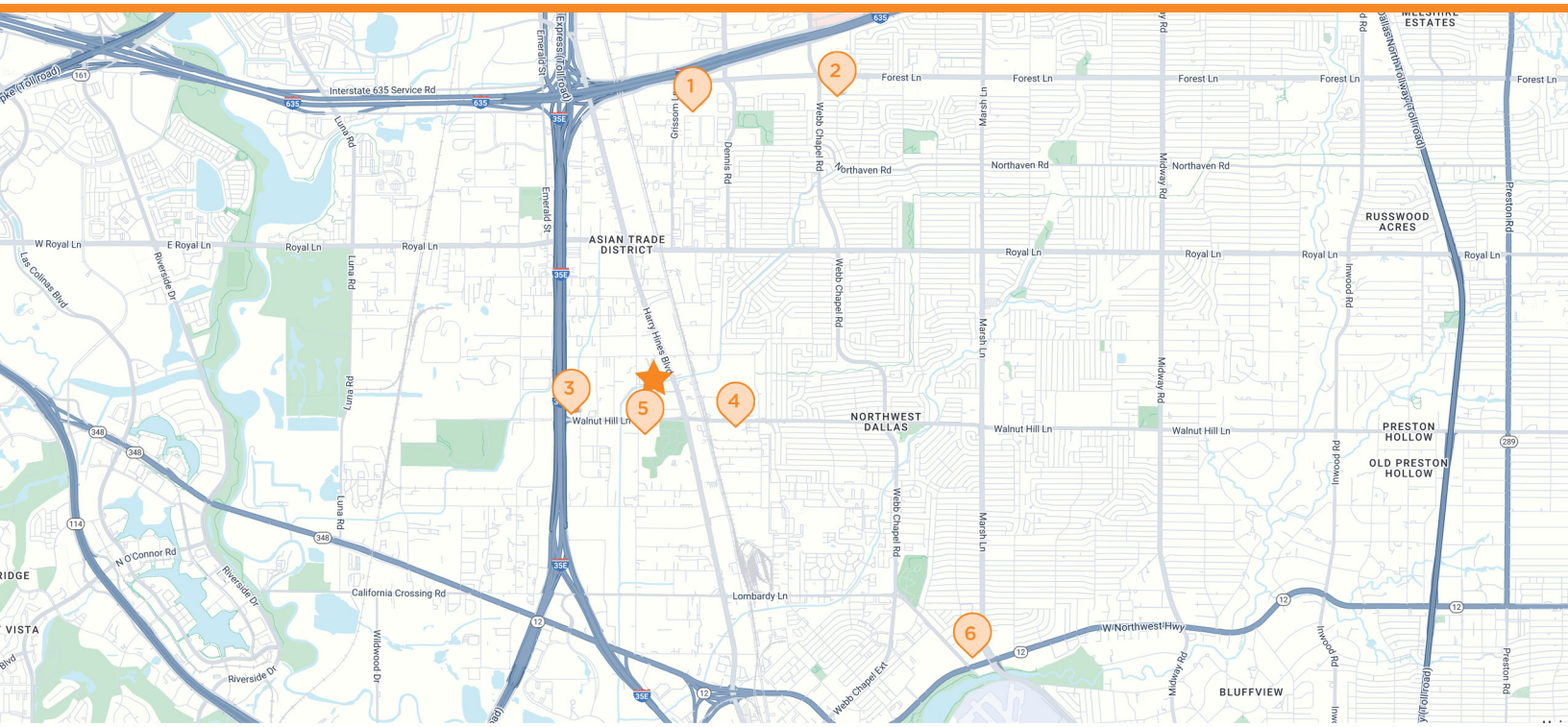

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11048-11056 Shady Trail, Dallas, TX 75229

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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