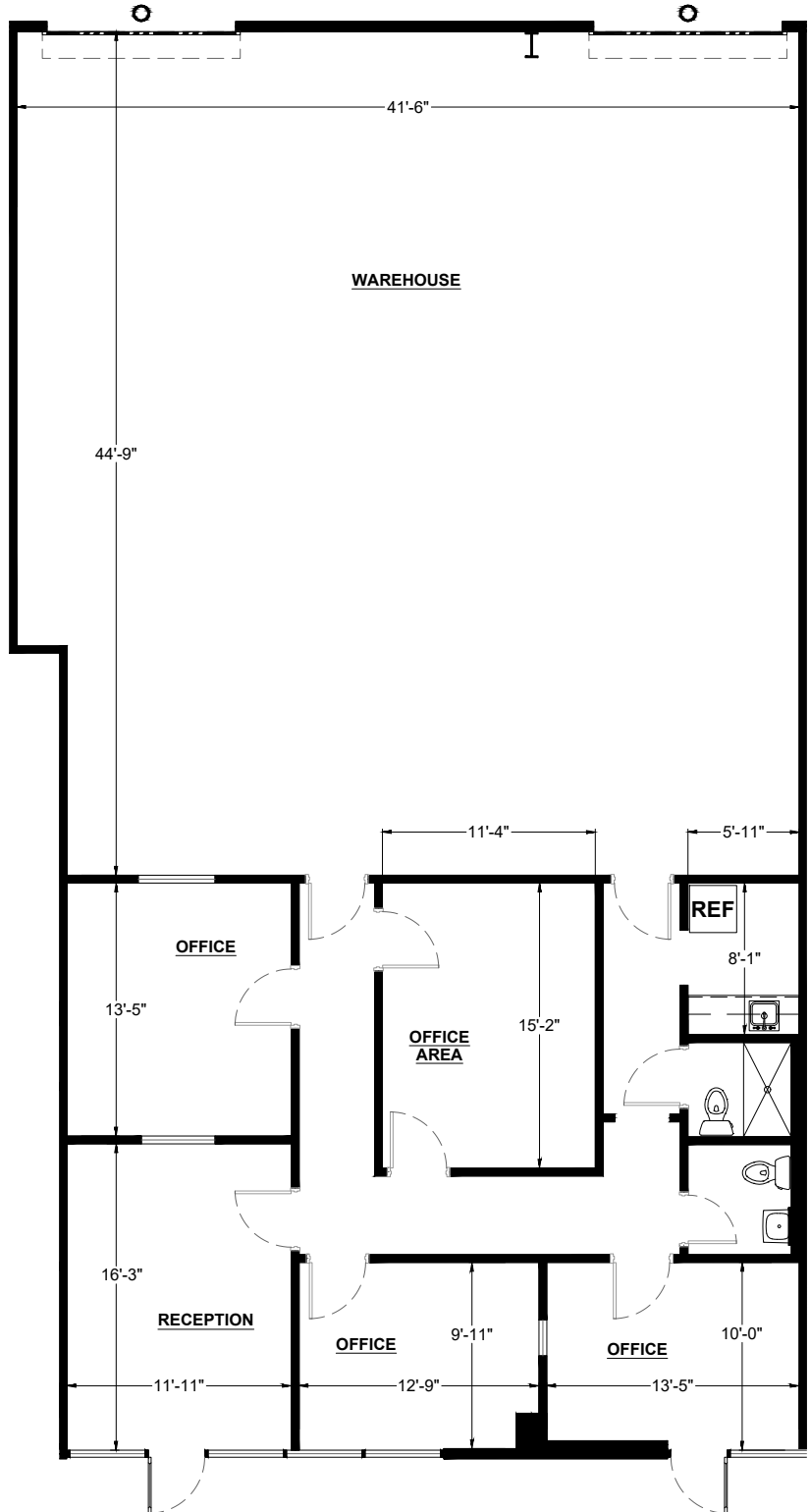
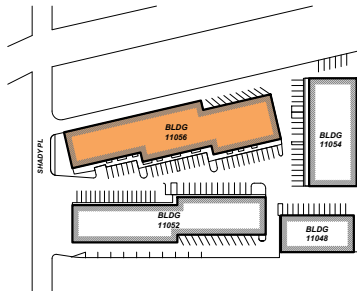


SUITE DATA:

OFFICE	1,227 SF
WAREHOUSE	1,904 SF
TOTAL	3,131 SF
CLEAR HEIGHT	13'-8" - 15'-4"
○ GRADE LEVEL DOORS	2



SITE KEY PLAN:



BUILDING KEY PLAN:



Royal 35 Business Park

11056 Shady Trail
Dallas, TX 75229

Bldg. 11056
STE 113

12/19/25