

# ROYAL 35 BUSINESS PARK

11048-11056 Shady Trail Dallas, TX 75229



Available SF  
**1,260-4,193 SF**

Renovated  
**2025**

Clear Height  
-

Location  
**DALLAS, TX**



- 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

## FOR MORE INFORMATION

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BKM Management

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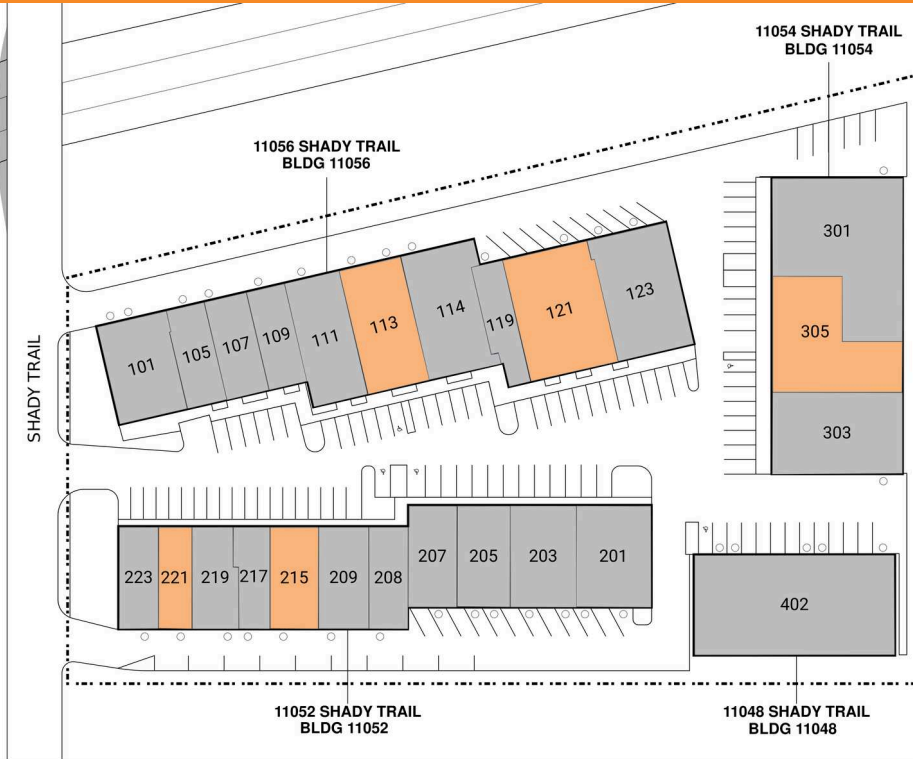
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
11056	113	3,131	1,227	39%	IND	14	2	0
11056	121	4,193	1,289	30%	IND	15	1	0
11052	215	1,822	1,848	100%	IND	0	1	0
11052	221	1,260	1,260	100%	IND	0	1	0
11054	305	4,060	0	0%	IND	0	0	0

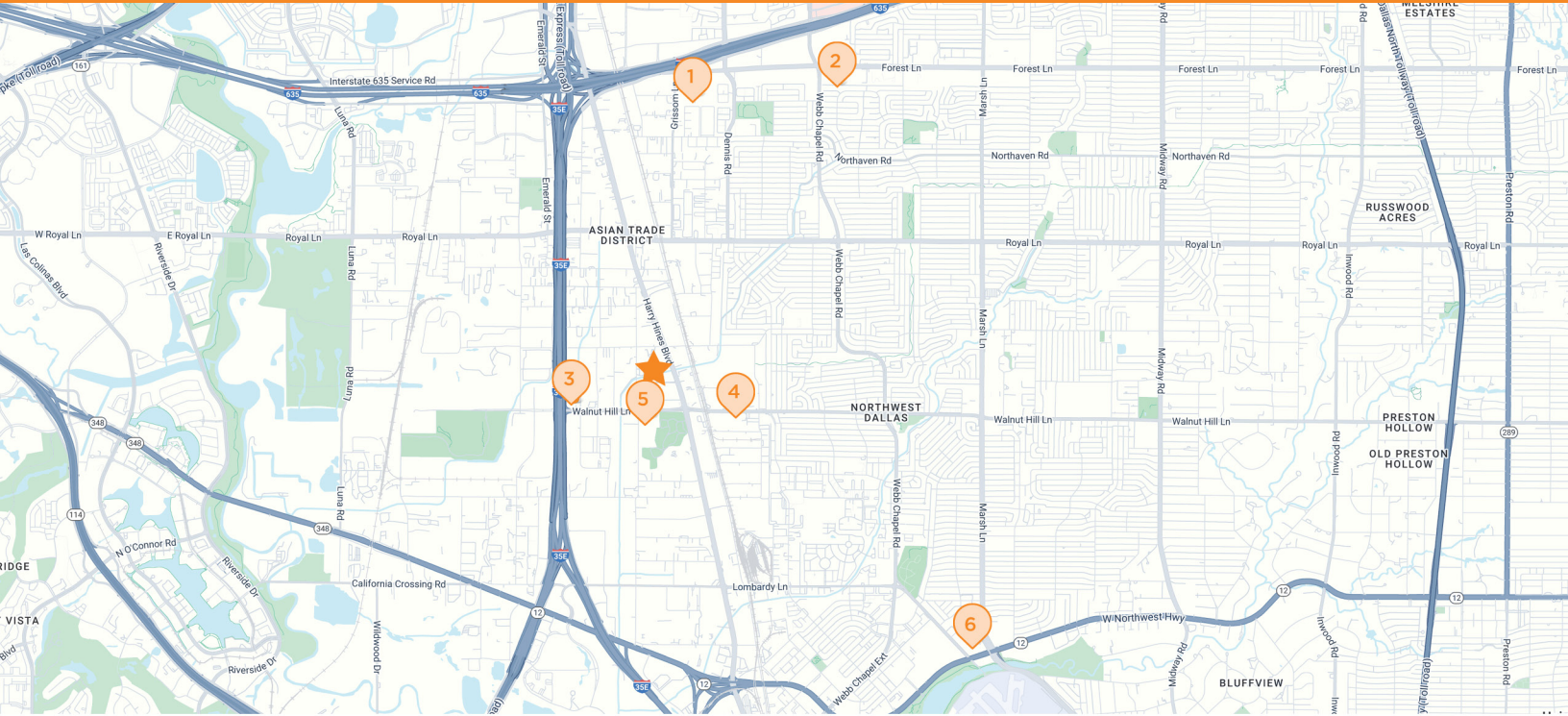
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## ROYAL 35 BUSINESS PARK

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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