

ROYAL 35 BUSINESS PARK

11048-11056 Shady Trail Dallas, TX 75229



Available SF
1,260-4,193 SF

Renovated
2025

Clear Height
14'

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

Henry Landwermeyer

Senior Leasing Manager

BKM Management

P. 713.444.5944

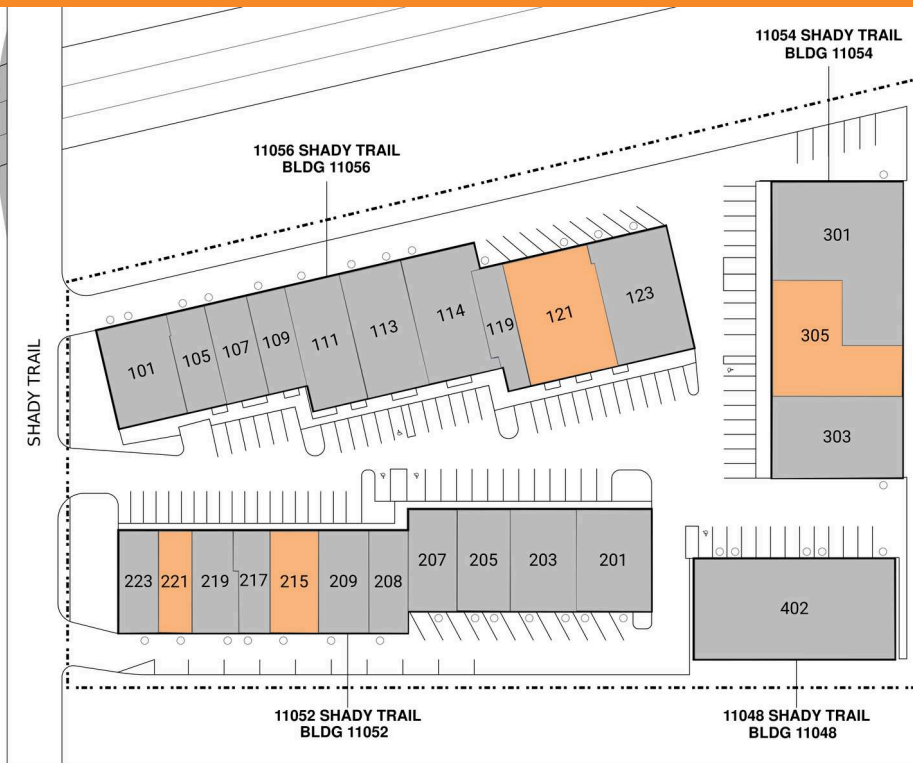
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LEGEND
 ▲ DOCK HIGH DOORS
 ○ GRADE LEVEL DOORS



● AVAILABLE ● OCCUPIED

CURRENT AVAILABILITIES

BUILDING	SUITE	TOTAL SF	OFFICE SF	OFFICE %	TYPE	CLEAR HT	GL	DL
11056	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

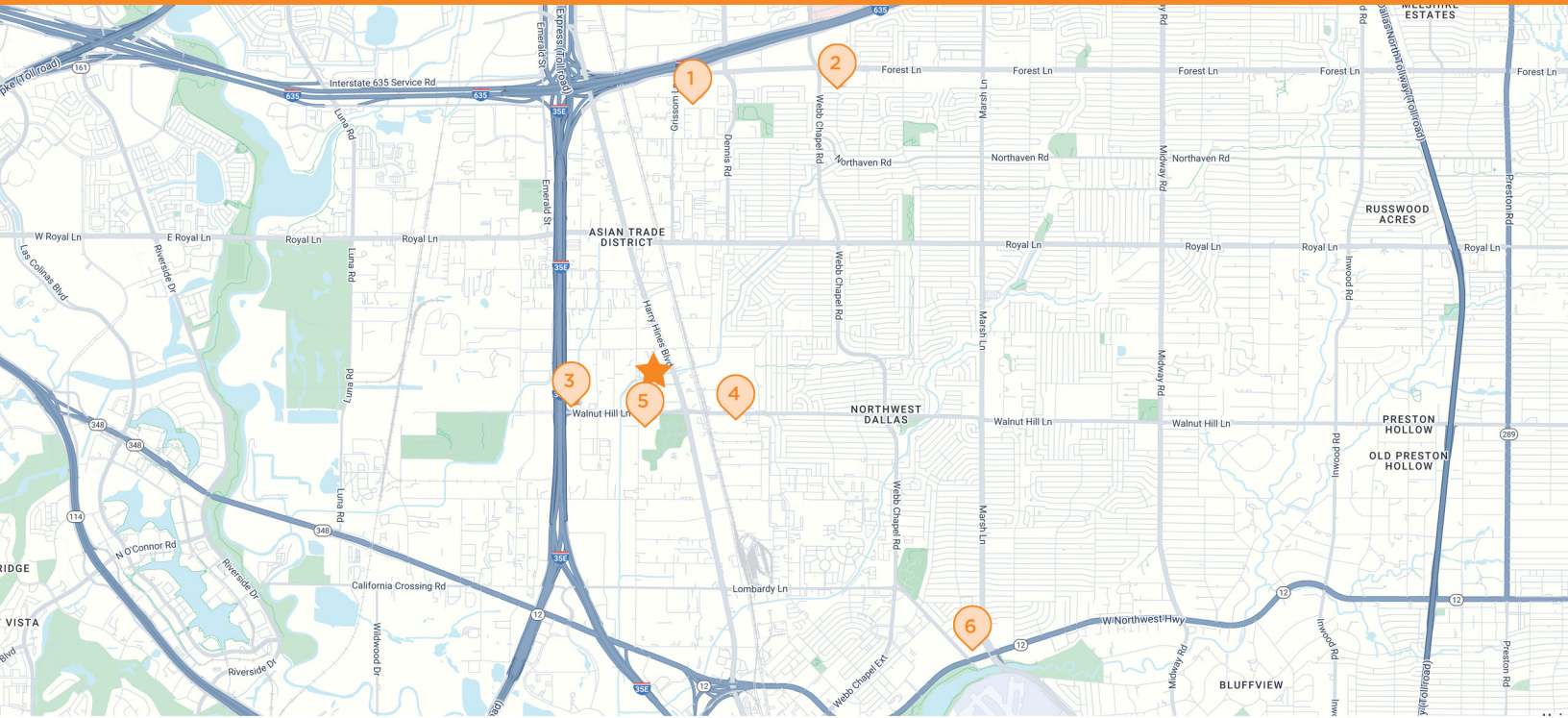
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1 THE HOME DEPOT

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